THIS INSTRUMENT PREPARED BY:
CANNON, CANNON & COOPER
1000 Northchase, Ste. 109
P.O. Box 749
Goodlettsville, TN 37070-0749
(615) 851-1880

BOOK 9212 PAGE 529

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel No.
WILLIAM P. BRUCE, SR. et ux,	same	72-5
JANE M. BRUCE		par 51
4215 Harding Rd No 903		
Nashville TN 37205		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we, EDWARD R. PHILLIPS and wife, LOUISE PHILLIPS, hereinafter called the GRANTOR, has bargained and sold and by these presents does transfer and convey unto WILLIAM P. BRUCE, SR. and wife, JANE M. BRUCE, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in the 12th, formerly 17th Civil District of Davidson County, State of Tennessee, described as follows to-wit:

> Land in the 12th, formerly 17th, Civil District of Davidson County, Tennessee, adjoining Section 1 of Rothwood, as of record in Book 1424, page 134, Register's Office for said County and being the northerly 98 feet known as Tract "F" on an unrecorded map of Tracts "A" and "G", adjoining Section 1, Rothwood, and being described according to a copy of a survey made by Z.J. Wilderson, Surveyor, February 21, 1951, and described as follows: Said northerly 98 feet of said Tract "F" begins at a point 102 feet north of North Hill Drive at a point in the line between Tracts "F" and "G" which point is 100 feet west of the westerly line of the property of Central Lumber Company as conveyed by deed of record in Book 1880, page 222, said Register's Office; thence, with a line between Tracts "F" and "G" parallel to the westerly line of said Central Lumber Company's property north 3 deg. east 98 feet to a point; in the south line of the property of Richmond; thence, with Richmond's south line north 87 deg. west 112.7 feet to the easterly margin of Ambrose Avenue, as extended; thence, with the margin of said avenue south 3 deg. west 98 feet to a point; thence, east and parallel to the northerly line of said tract "F" 112.7 feet to the point or place of beginning.
>
> Being the same property conveyed to Edward R. Phillips by deed from John M. Cannon, Trustee, as of record in Book 8705, page 503, and as corrected in Book 9074, page 677, Register's Office for Davidson County, Tennessee.

The property described herein is subject to any and all restrictions and easements of record.

This is improved property known as: 3100-3102 Ambrose Avenue, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the

appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in Fee Simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural and the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this 30 day of December, 1993.

Edward R. Phillips
EDWARD R. PHILLIPS

Louise Phillips
LOUISE PHILLIPS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, EDWARD R. PHILLIPS and wife, LOUISE, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, and official seal at Goodlettsville Tennessee on this the 30 day of December, 1993.

NOTARY PUBLIC

My Commission Expires: 9/24/94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $100,000.00.

Subscribed and sworn to before me, this the 29 day of December, 1993.

Affiant

NOTARY PUBLIC

My Commission Expires: 9/24/94

04697
IDENTIF. ↑ REFERENCE

94 JAN -6 AM 9:28
FELIX A. ... II REGISTER
DAVIDSON COUNTY, TN.

6543 01/06 0101 03CHECK 379.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9212 PAGE 531

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 100000.00
				CON TX 370.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 379.00
				CHECK 379.00
01/06/94	01	09:27	0001	6543

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04697
IDENTIF. ↑ REFERENCE

94 JAN -6 AM 9:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 742564