BOOK 9457 PAGE 420

THIS INSTRUMENT PREPARED BY:
Booker & Associates, P.C.
315 Deaderick Street, Suite 1280
Nashville, TN 37238-1280

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Bessie A. Wilson	**SAME**	**83-13-118**
306 S. 14th Street		**Field Book No.:**
Nashville, TN 37206		**18W 15680**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $19,000.00.

Bessie A Wilson
Affiant

Subscribed to and sworn before me this 2 day of Sept 2 1994.

Jennifer W Boyd
Notary Public

My Commission Expires: 3/21/98

FOR AND IN CONSIDERATION of the sum of Nineteen Thousand and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JACK B. BRUCE, AND WIFE SHIRLEY BRUCE AND MARIAN B. BRUCE, have this day bargained and sold, and do hereby transfer and convey unto the said ROY E. WILSON, AND WIFE BESSIE A. WILSON, the Grantees herein, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the South 103 feet of the East 50 feet 1 of Lot No. 110 on the Plan of East Edgefield, of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the North side of Lillian Street and runs back between parallel lines along the West margin of South 14th Street, 103 feet to a dead line.

Being the same property conveyed to Jasper Bryan Bruce, by deed from Evie Lee Riley Yates, of record in Book 5393, page 701, Register's Office for Davidson County, Tennessee. Said property further passing by operation of law to Marian B. Bruce and Jack B. Bruce upon the death of Jasper Bryan Bruce on October 6, 1979. Said Jasper Bryan Bruce died intestate leaving Marian B. Bruce and Jack B. Bruce as his only heirs.

unimproved ( )
This is improved (X) property, known as 306 South 14th Street, Nashville, Tennessee.

INITIAL

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantees their heirs and assigns forever. I covenant with the said Grantees that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 2nd day of September, 1994.

Jack B. Bruce

Marian B. Bruce

The undersigned, spouse of Grantor, Jack B. Bruce, joins herein solely for the purpose of consenting to Deed and releasing and conveying to Grantees any and all rights, title and interest the undersigned may have in the property, whether arising by virtue of marriage or otherwise.

Shirley Bruce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jack B. Bruce and wife Shirley Bruce, and Marian B. Bruce, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 2nd day of September, 1994.

Jennifer W Boyd
Notary Public

NOTARY PUBLIC AT LARGE

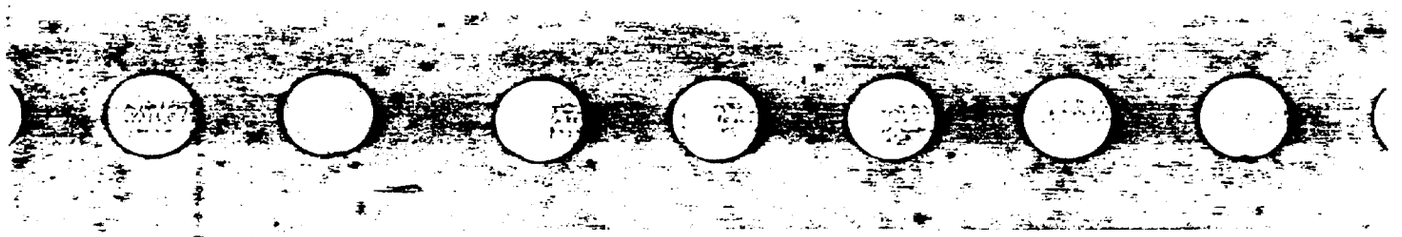
My Commission Expires: 3/21/98

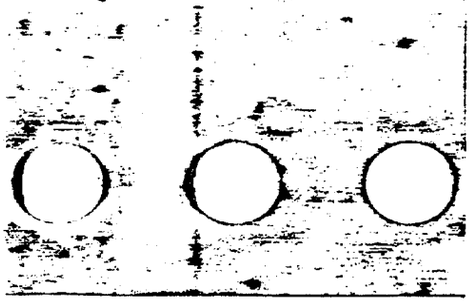
88292
IDENTIF. & REFERENCE

94 SEP -6 PM 12:30

PICK-UP

5621 09/06 0101 03CHECK 79.30

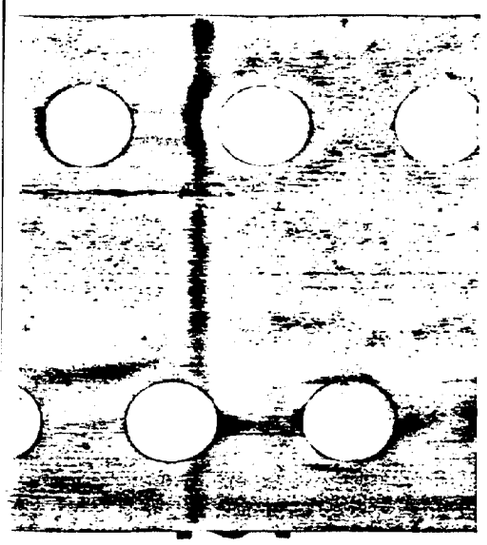




OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____



BOOK 9457 PAGE 422

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 19000.00
				CON TX 70.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 79.30
				CHECK 79.30
09/06/94	01			12:28 0001 5621

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88292
IDENTIF. ↑ REFERENCE

94 SEP -6 PM 12:30
REGISTER
DAVIDSON COUNTY, TN.

No. 831987