File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9625 PG 799

ADDRESS NEW OWNER:
John D. Brumit
329A Duke Street
Nashville, TN 37207

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Guaranty Trust Company
726 S. Church Street
Murfreesboro, TN 37130

MAP AND PARCEL:
MAP 71-8
PARCEL 33
12DZ05280

WARRANTYDEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, June D. Springfield, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John D. Brumit, unmarried, married , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the westerly 50 feet of Lot 77 on the Map of J.B. Haynies Oriental Subdivision, as recorded in Book 161, Page 26, Register's Office, Davidson County, Tennessee.

Said part of Lot fronts 50 feet on the northerly side of Duke Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to June D. Springfield et vir Lester R. Springfield, by deed from James H. Bush and wife, Allene Bush of record in Book 9230, Page 207, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This is improved property known as 329A Duke Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John D. Brumit, unmarried, their heirs and assigns, forever; and we, June D. Springfield, unmarried do covenant with the said Grantees 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 representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 21st day of March, 1995. BOOK 9625 PG 800

June D. Springfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named June D. Springfield, unmarried the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 21st day of March, 1995.

NOTARY PUBLIC

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 33,500.00.

AFFIANT

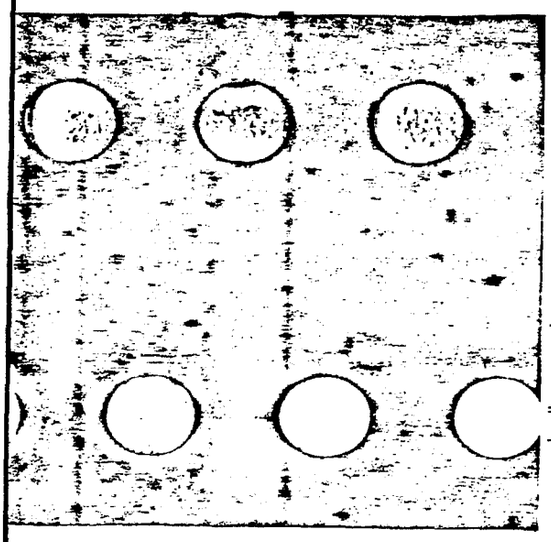
Subscribed and sworn to before me this 21st day of March, 1995.

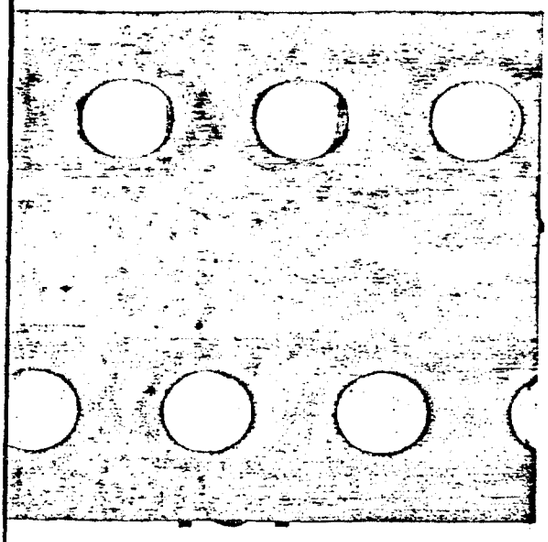
NOTARY PUBLIC
My Commission Expires: 9-21-96

3128 03/23 0101 03CHECK 132.95

44527
IDENTIF. & REFERENCE

95 MAR 23 AM 10:29
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9625 PG 801

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 33500.00
CON TX 123.95
PRFEE 1.00
WDEED 8.00
TOTAL 132.95
CHECK 132.95

03/23/95 01 10:30 0001 3128

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44527
IDENTIF. ➔ REFERENCE

95 MAR 23 AM 10: 29

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 892694