56553

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
J. Steven Kirkham
MANIER, HEROD, HOLLABAUGH & SMITH
2200 First Union Tower
150 Fourth Avenue North
Nashville, Tennessee 37219-2494

95 MAY -1 PM 3:40

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

New Owner:	Tax Bills To:	Map/Parcel:
Don C. Bruce and Joan W. Bruce 1619 Elm Hill Pike Nashville, TN 37210	Same	106/162

GENERAL WARRANTY DEED

BOOK 9659 PG 895

FOR AND IN CONSIDERATION of the sum of Fifty Thousand ($50,000.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Tennessee Chapter Associated Builders & Contractors, Inc. ("Grantor"), has bargained and sold, and does hereby sell, transfer, convey, and confirm unto Don C. Bruce and wife, Joan W. Bruce of Nashville, Tennessee ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

BEING the same property conveyed to Grantor by Deed of record in Book 9380, Page 955, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1451 Elm Hill Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said Grantee, his heirs, successors, and assigns, forever. And Grantors covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for:

1. Deeds of Conveyance of record in Book 9207, page 448 and Book 9207, page 454.

2. Restrictions shown on Plat recorded in Book 7900, pages 369, 370 and 371, as amended and re-recorded in Book 7900, page 918.

3. Easement(s) and Building setback(s) as shown on Plat recorded in Book 7900, pages 369, 370 and 371, as amended and re-recorded in Book 7900, page 918.

4. All matters shown on Plat recorded in Book 7900, page 339.

And Grantor does further covenant and bind its assigns, successors, and representatives to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, 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 genders.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand as of this 21st day of April, 1995.

GRANTOR

TENNESSEE CHAPTER ASSOCIATED BUILDERS & CONTRACTORS, INC.

By: _____
Its: Executive Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

6366 05/01 0101 03CHECK 198.00

Personally appeared before me, a Notary Public for the State and County aforesaid, Bob L. Bitts, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Executive Vice President of Tennessee Chapter Associated Builders & Contractors, Inc., the within named bargainor, a Tennessee corporation, and he as such Executive VP, being authorized so to do, executed the foregoing Instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Exec VP.

WITNESS my hand at office in Nashville, Tennessee, this 21st day of April, 1995.

_____
Notary Public

STEVEN KIRKLAND NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
Nov. 28, 1998

The actual consideration for this transfer or value of property (whichever is ~~greater) is~~ $50,000.00.

_____
Affiant

Sworn to and subscribed before me
this 21st day of April, 1995.

_____
Notary Public

STEVEN KIRKLAND NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: Nov 28, 1998

\wp51\kirk\brc.ded

91-089
4738/NF

BOOK 9659 PG 897

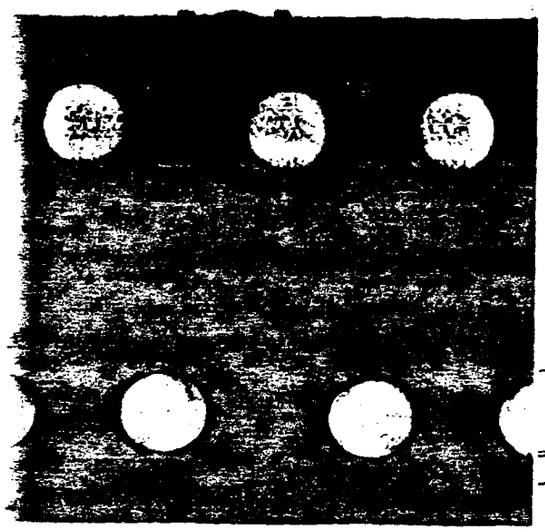
PROPERTY DESCRIPTION

A parcel of land in the Fifteenth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being that parcel of land lying between the westerly lot line of Lot 2 as evidenced on the Final Plat of Baltz Brothers Packing Company of record in Book 7900, Page 370, Register's Office for Davidson County, Tennessee and the westerly lot line of Lot 2 as evidenced on the plat of Baltz Brothers Packing Company of record in Book 7900, Page 918, Register's Office for Davidson County, Tennessee, the description of said parcel of land being prepared by Ragan-Smith-Associates, Inc., from the aforementioned recorded plats of Baltz Brothers Packing Company and being more particularly described as follows:

Beginning at an iron pin set in the northerly right-of-way line of Elm Hill Pike, an 80-foot road, said iron pin being westerly 1070 feet, more or less, as measured along said northerly right-of-way line, from Massman Drive; thence,

1. Leaving said northerly right-of-way line with the westerly line of Lot 2 on the plat of Baltz Brothers Packing Company of record in Book 7900, Page 918, R.O.D.C., Tennessee, N12°55'35"W, 254.08 feet to an iron pin set; thence,
2. N85°10'34"E, 55.17 feet to an iron pin set; thence,
3. N04° 49'26"W, 10.00 feet to an existing iron pin; thence,
4. Leaving said westerly line of Lot 2, Baltz Brothers Packing Company of record in Book 7900, Page 918, R.O.D.C., Tennessee with the northerly line of the herein described parcel, N85°10'34"E, 45.00 feet; thence,
5. Leaving said northerly line with the westerly line of Lot 2 on the Final Plat of Baltz Brothers Packing Company of record in Book 7900, Page 370, R.O.D.C., Tennessee, S12°55'35"E, 249.88 feet; thence,
6. Leaving said westerly line with the northerly right-of-way line of Elm Hill Pike, S77°04'25"W, 100.00 feet to the point of beginning and containing 24,837 square feet or 0.570 acres, more or less.

EXHIBIT A



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

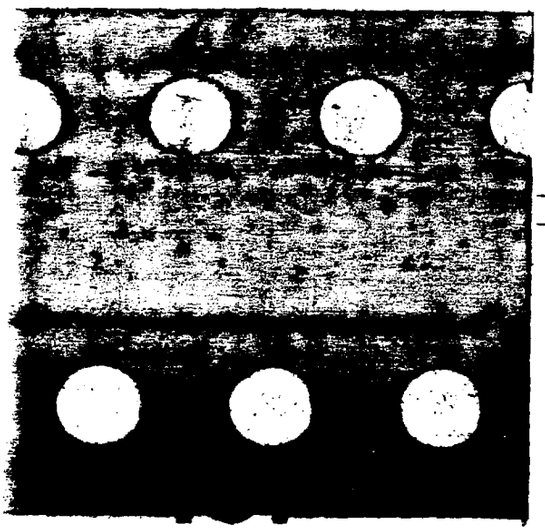
RECEIVED OF _____

FOR _____

BOOK 9659 PG 898

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	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	12.00
TOTAL	198.00
CHECK	198.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/01/95 01 15:43 0001 8386

56553
IDENTIF. ↑ REFERENCE

95 MAY -1 PM 3:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 905792