FILE BOX 45

BOOK 9727 PG 743

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,000.00

Timothy W. Bruce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF July, 19 95

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy W. Bruce (NAME)	North American Mortgage Company (NAME)	MAP 119-13
524 Timmons Avenue (ADDRESS)	12977 N. Forty Drive, Ste. 200 (ADDRESS)	PARCEL 109
Nashville, TN 37211 (CITY) (STATE) (ZIP)	St. Louis, MO 63141 (CITY) (STATE) (ZIP)	06DA37058

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Lora Jean Colvard, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy W. Bruce and wife, Trina J. Bruce

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 westerly 79 feet front and 87 feet rear of lot marked "Reserved" lying east of Lots Nos. 12, 13, and 14 on the Map of H. G. McNabb's Subdivision, as of record in Book 1130, page 64, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 79 feet on the northerly side of Timmons Street and runs back 185 feet on the westerly line and 182-1/2 feet, more or less, on the easterly line, to a dead line, measuring 87 feet thereon.

BEING the same property conveyed to Lora Jean Colvard by deed from Viril Harold Allessio, Jr. and wife, Michelle C. Allessio, of record in Book 7802, Page 563, Register's Office for said County.

Power of Attorney of record in Book 9727, page 741, said Register's Office.

007022

95 JUL 11 AM 11:50

REGISTER

unimproved ( )
This is improved (X) property, known as 524 Timmons Avenue, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 6th day of July, 19 95

Lora Jean Colvard
Lora Jean Colvard
by Michelle Allessio her attorney in fact

STATE OF TENNESSEE
COUNTY OF

BOOK 9727 PG 744

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____ 19_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____

and _____ respectively of the _____

the within named bargainor, and corporation, and that _____ as such _____

and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____

as such _____, and attesting the same by the said _____

as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

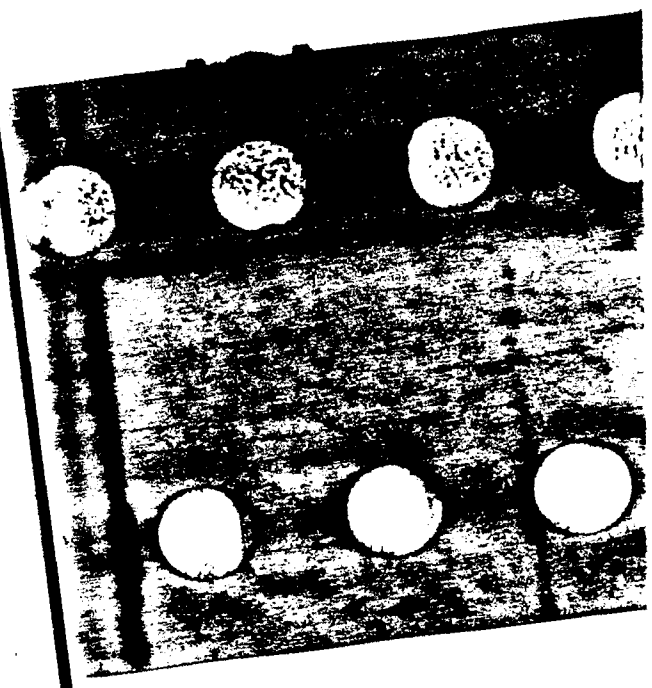
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michelle Alessio, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of July, 1995.

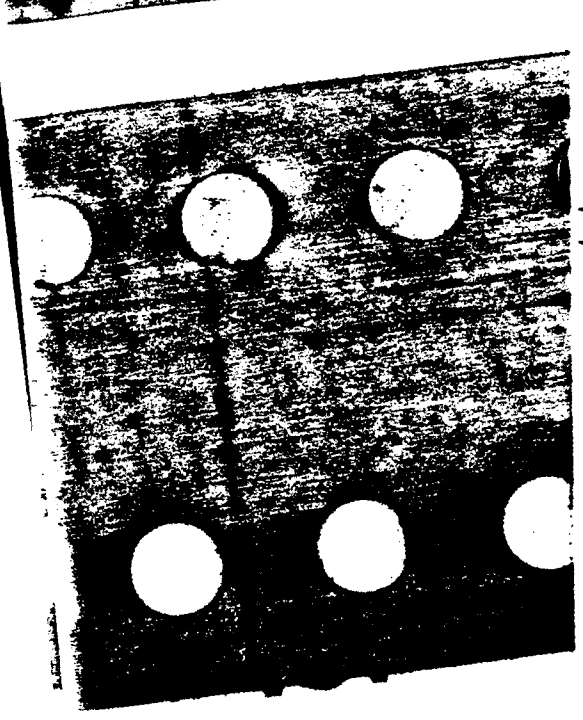
My Commission Expires: 5-24-97

Patricia Nicholls

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9727 PG 745

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 42000.00
CON TX 155.40
PRFEE 1.00
WDEED 8.00
TOTAL 164.40
CHECK 164.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 9964

00780022
IDENTIFICATION REFERENCE

95 JUL 11 AM 11:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 929090