WARRANTY DEED

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Mr. Malcolm Barrett	Same	Map 119-12
976 Murfreesboro Road		Parcel 31
Nashville, TN 37217		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 65,100.00 .

Affiant

SWORN TO AND SUBSCRIBED before me this the 2nd day of August, 1995.

Notary Public

My Commission Expires: 11/25/95

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, JOHN EDWARD BRUCE, JR., and wife, BEVERLY A. BRUCE, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto MALCOLM BARRETT, hereinafter referred to as Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 39 on the Plan of Battlewood Section 1, of record in Book 1835, page 31, Register's Office for Davidson County, Tennessee.
>
> SAID Lot. No. 39 fronts 109.29 feet on the northerly side of Drummond Drive which extends around a curve to the left a distance of 39.27 feet and fronts 129 feet on the westerly side of Cameo Drive and runs 117 feet on the northerly line and 150 feet on the westerly line to a point in the rear.
>
> BEING the same property as conveyed to John Edward Bruce, Jr. and wife, Beverly A. Bruce, by deed from Jenny Lynn Hall a/k/a Jenny Hall McKnight, a widow, of record in Book 8711, page 833, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises and to taxes for the year 1995, a lien but not yet due and payable.

This is improved property located: 720 Drummond Drive, Nashville, Davidson County, Tennessee 37211.

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, successors and assigns forever, and the said Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1995 which the Grantee herein assumes and agrees to pay.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 2 day of August 1995.

John E. Bruce
JOHN EDWARD BRUCE, JR.

Beverly A. Bruce
BEVERLY A. BRUCE

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 JOHN EDWARD BRUCE, JR., and wife, BEVERLY A. BRUCE, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 2nd day of August 1995.

Kelly R. Wiggins
Notary Public

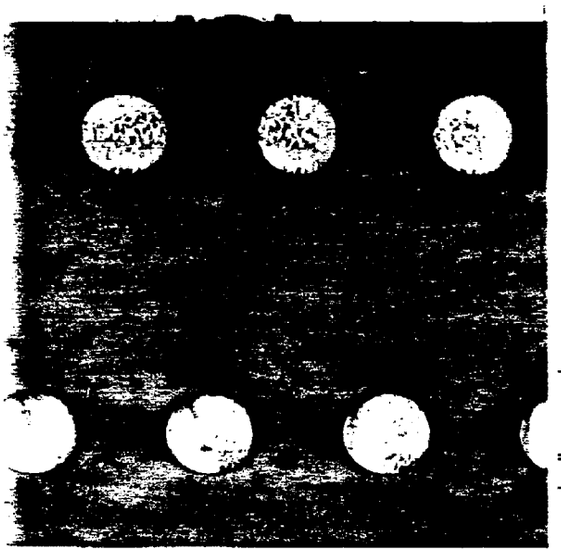
My Commission Expires: 11/25/95

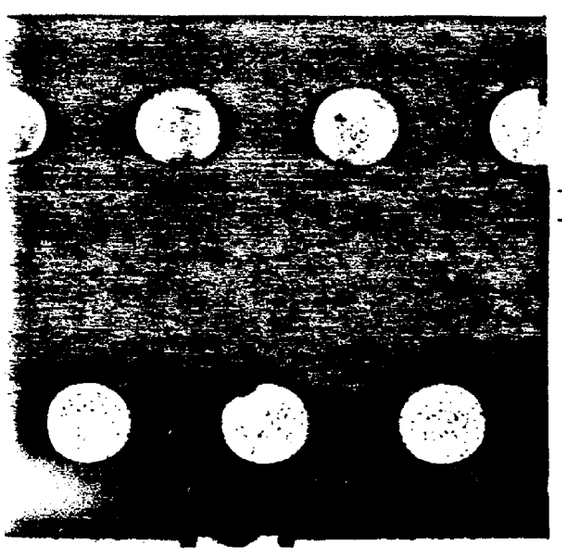
0086618
IDENTIF. ↑ REFERENCE

95 AUG -7 AM 9:13
FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

9322 08/07 0101 03CHECK 249.87

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

RECEIVED OF _____

FOR _____

BOOK 9754 PG 34

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	65100.00
CON TX	240.87
PRFEE	1.00
WDEED	8.00
TOTAL	249.87
CHECK	249.87

08/07/95 01 09:13 0001 9322

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0086618
IDENTIF. ↑ REFERENCE

95 AUG -7 AM 9:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.938343