BOOK 96

BOOK 9779PG 30

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	] MAP-PARCEL NOS.]
[Richard Bruce]	First Trust Mortgage Co., Inc.	] MAP and PARCEL]
[905 Patio Drive]	Attn: Tax Dept.	] 108-7A-3CO]
[Nashville, TN 37214]	P.O. Box 17257	]
	Memphis, TN 38187-0257	]

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C]
[, Nashville, TN 37214 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Mary N. Wilson Fuqua, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Richard Bruce, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 40, Unit 3, in a Horizontal Property Regime as shown on the condominium site plan of Patio Villa, Phase 1, Sections 1 and 2, as of record in Book 5200, Page 458, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Mary N. Wilson, an unmarried person, by deed from Kenneth A. Mills and wife, Imogene W. Mills of record in Book 7514, Page 313, Register's Office, Davidson County, Tennessee.

This is property with a common address of 905 Patio Drive, Nashville, TN 37214.

Mary N. Wilson Fuqua is one and the same person as Mary N. Wilson.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 5200, Page 458, said Register's office and all matters therein; 3) Master Deed appearing of record in Book 5970, Page 829, as corrected and rerecorded in Book 6014, Page 978, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $46,000.00]
[ ]
[Richard Bruce] Affiant
[Subscribed and sworn before me this 30th day of August, 1995.]
[ ]
[My Commission Expires: 7/11/99] Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

0095047
IDENTIF. & REFERENCE

95 AUG 30 PM 4:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees 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 as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **30th** day of **August, 1995.**

Mary N. Wilson Fuqua

8486 08/30 0101 03CHECK 179.20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

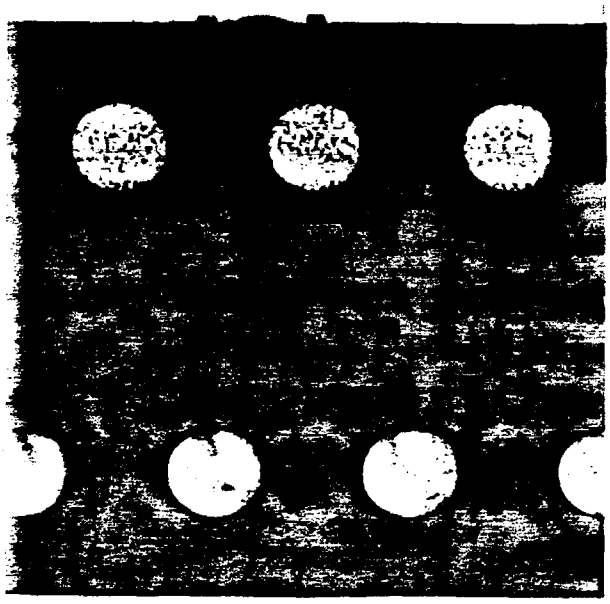
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Mary N. Wilson Fuqua, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

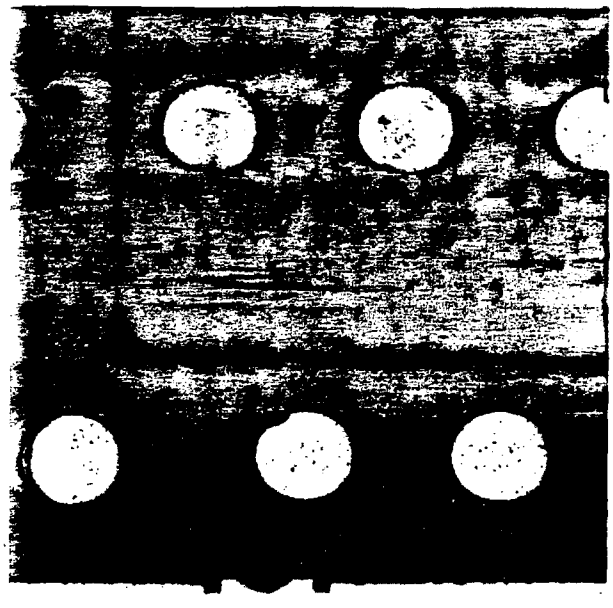
Witness my hand and official seal at **Nashville,**, Tennessee, this **30th** day of **August, 1995.**

Notary Public
My Commission Expires: 7/10/99

ARCHER * NOTARY PUBLIC * LARGE * TENN. * WILLIAMSON CO.

File No. 9508-317





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 9779 PG 32

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 46000.00
CON TX 170.20
PRFEE 1.00
WDEED 8.00
TOTAL 179.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID CHECK 179.20

08/30/95 01 16:17 0001 8486

0095047
IDENTIF. ↑ REFERENCE

95 AUG 30 PM 4:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 947407