BOOK 10008 PG 397

24

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

ADDRESS NEW OWNER:
Sandra W. Bruce and John E. McCloud
3308 Hamilton Church Road
Antioch, TN 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
National Bank of Commerce
7770 Poplar Avenue
Germantown, TN 38138

MAP AND PARCEL:
MAP 150-14
PARCEL 87
2DX09503

WARRANTY DEED

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, Southeast Builders Group hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sandra W. Bruce and John E. McCloud, as joint tenants with the specific right of survivorship, 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 Lot 7, Section Two Addition to Jamestown Estates, of record in Plat Book 8250, Page 371, Register's Office, Davidson County, Tennessee.

Being a part of the same property conveyed to Jerry Butler Construction, Inc. , by deed from Kenneth Victory, Unmarried of record in Book 9637, Page 275, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to all matters on the plan of record in Book 8250, Page 371, said Register's Office.

This is unimproved property known as 3308 Hamilton Church Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sandra W. Bruce and John E. McCloud, their heirs and assigns, forever; and we, Southeast Builders Group 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 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 2nd day of April, 1996.

Southeast Builders Group

Kenneth S. Victory, General Partner

96 APR -9 AM 8:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0168964

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kenneth S. Victory as , General Partner of Southeast Builders Group, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the , General Partner of the maker, or a constituent of the maker , and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of April, 1996.

NOTARY PUBLIC

My Commission Expires: 11/3/96

STATE OF TENNESSEE)
COUNTY OF Davidson)

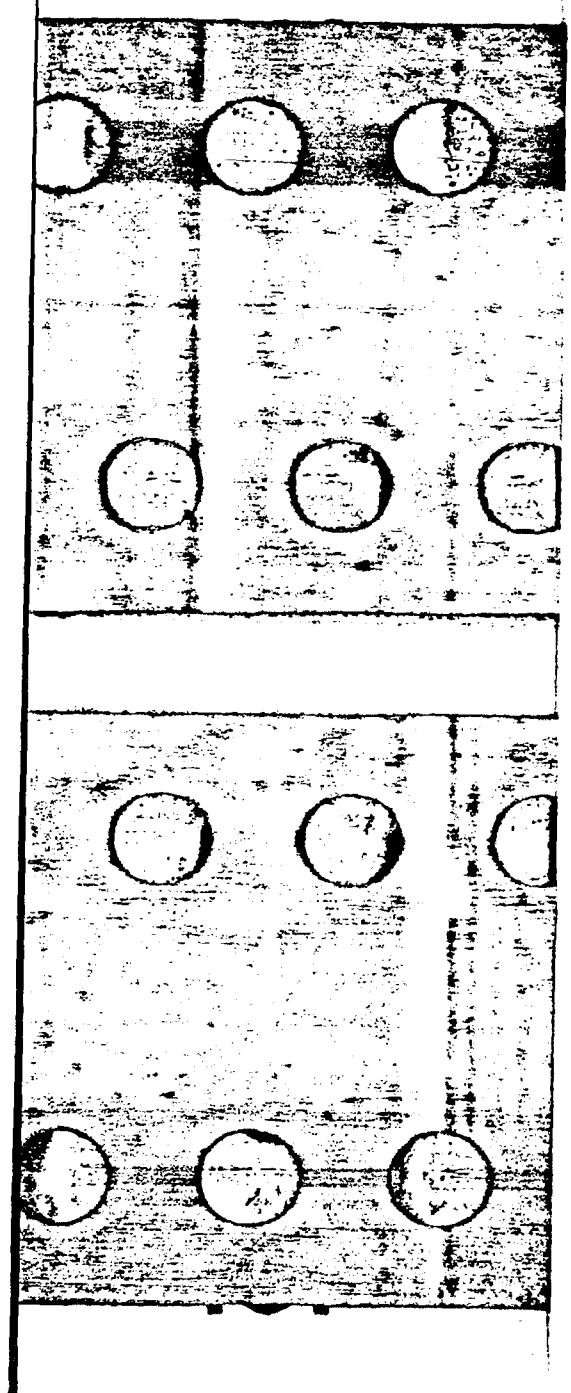
The actual value or consideration, whichever is greater, for this transfer is $ 102,900.00.

Sandra W. Bruce
AFFIANT

Subscribed and sworn to before me this 2nd day of April, 1996.

NOTARY PUBLIC
My Commission Expires: 11/3/96

7887 04/09 0101 03CHECK 389.73



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

RECEIVED OF _____

FOR _____ Book 10108 Pg 399

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
102900.00
CON TX 380.73
PRFEE 1.00
WDEED 8.00
TOTAL 389.73
CHECK 389.73
04/09/96 01 08:23 0001 7887

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0168964
IDENTIF. ↑ REFERENCE

96 APR -9 AM 8:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025873