ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Jon Tyler Bruce Diane Fink Bruce 944 Wemberton Drive Nashville, TN 37214	First American National Bank Attn: Tax Dept. First American Center Nashville, TN 37237-0209	MAP and PARCEL 108-04-0-062.00

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

WARRANTY DEED

BOOK 10035 PG 512

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, **Tina Renee West Bush and husband, Kevin J. Bush, Sr.**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Jon Tyler Bruce and Diane Fink Bruce, husband and wife** (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. 141 on the Plan of Larchwood Subdivision, Section 2, as of record in Plat Book 5200, Pages 207 and 208, as amended in Book 5638, Page 483, 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 Terry W. West and wife, Tina Renee West by warranty deed from John D. Hendrix and wife, Joni W. Hendrix of record in Book 7792, Page 425, Register's Office, Davidson County, Tennessee. See also quitclaim deed from Terry W. West to Tina Renee West of record in Book 9024, Page 586, said Register's Office.

This is property with a common address of 944 Wemberton Drive, Nashville, TN 37214.

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 207, as amended in Book 5638, Page 483, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 5473, Page 443, as revised in Book 5681, Page 532, and amended in Book 5688, Page 696, as revised in Book 6011, Page 130, said Register's office; 4) Deeds of Conveyance of record in Book 5626, Page 823, and in Book 5626, Page 833, said Register's office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $94,900.00

Jon Tyler Bruce
Affiant

Subscribed and sworn before me this 26th day of April, 1996.

My Commission Expires: 5/23/98

Notary Public

BOOK 10035 PG 513

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 **26th** day of **April, 1996**.

Tina Renee West Bush

Tina Renee West Bush

Kevin J. Bush Sr.

Kevin J. Bush, Sr.

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 **Tina Renee West Bush and husband, Kevin J. Bush, Sr.**, 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 **26th** day of **April, 1996**.

Notary Public
My Commission Expires: 5/23/99

File No. 9604-171

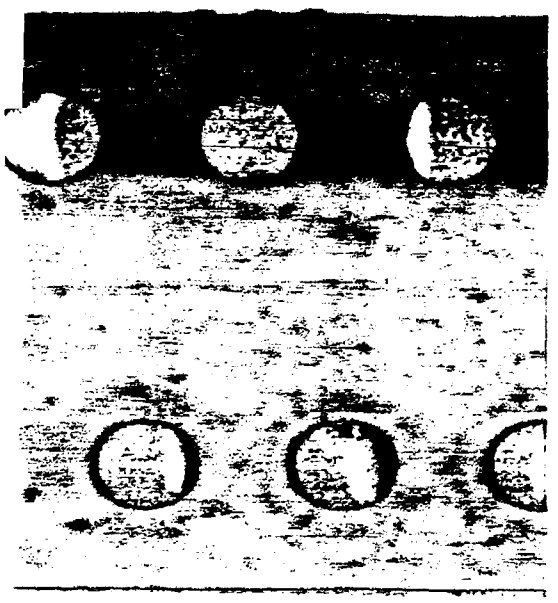
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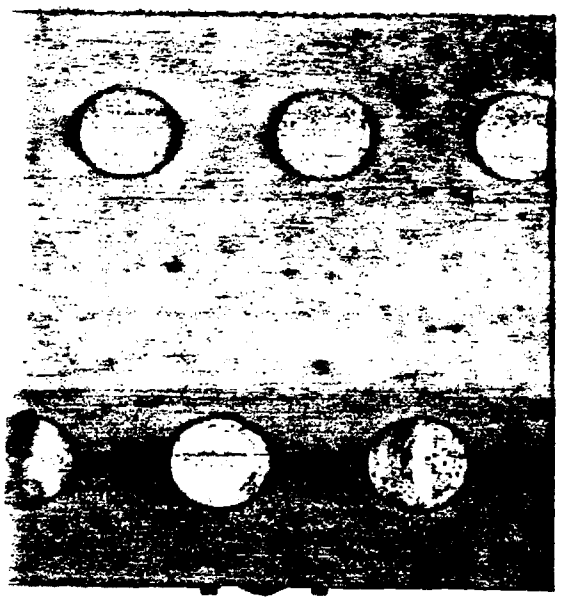
IDENTIF. + REFERENCE

96 MAY -2 AM 8:40

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

$20.00 1.00 3CHECK 360.43





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10035 PG 514

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 94900.00
CON TX 351.13
PRFEE 1.00
WDEED 8.00
TOTAL 360.13
CHECK 360.13
05/02/96 01 08:45 0001 6840

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177379
IDENTIF. ↑ REFERENCE

96 MAY -2 AM 8:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034875