BOOK 10085 PG 741

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **30th** day of **April, 1996** between **Ricky Bruce and Glynda Bruce** GRANTORs, and **Keith Alan Carter and Theresa Lynn Carter, Married**, as GRANTEEs.

W I T N E S S E T H, That said Grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantees and Grantee(s)' heirs forever the following described land located in the County of **Davidson**, State of Tennessee, to-wit:

See Exhibit A:

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 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 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.

IN WITNESS WHEREOF, Grantors s ve hereunto set their hand and seal this day and year first above written.

WITNESSES

Ricky Bruce

Glynda M Bruce

Ricky Bruce

Glynda Bruce

96 JUN 13 PM 2:13

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

3050 06/13 0101 03CHECK 357.23

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EXHIBIT A:

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 74 on the plan of Southford Subdivision, Section one of record in Plat book 6250, pages 384 and 385, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ricky L. Bruce and wife, Glenda Bruce by deed of record in Book 8939, page 97, Register's Office for Davidson County, Tennessee.

Grantees herein jointly and severally hereby assume and covenant to perform all the terms and conditions of the obligations set forth in that certain promissory note executed by Ricky L. Bruce and wife, Glynda Bruce in the amount of $92,471.00 dated 4/29/93, and that certain Deed of Trust, securing said Promissory Note of even date therewith, upon the property conveyed in the Deed, which Deed of Trust, securing said Promissory Note of even date therewith, upon the property conveyed in the Deed, which Deed of Trust is recorded in Book 8939, page 91, Register's Office for Davidson County, Tennessee.

BOOK 10085 PG 743

COUNTY OF Ohio
STATE OF ~~Ste~~ Kentucky

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ricky Bruce and , the bargainors, with whom I am personally acquainted (or proved to be 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 this 16th day of ~~April~~ May, 1996

Martha L Decker
NOTARY PUBLIC

MY COMMISSION EXPIRES: 25 August 1999

COUNTY OF DAVIDSON
STATE OF TENNESEE

The actual consideration or value, whichever is greater, for this transfer is $93,034.18

Theresa Lynn Carter
Affiant

Subscribed and sworn before me this 30th day of April, 1996

Jennifer Ann Reeves
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-23-98

Prepared by:
Equity Search, Inc.
2323 Hillsboro Road #506
Nashville, TN 37212

Address of New Owner:
Keith Alan Carter
304 Brandiwood Court
Old Hickory, Tennessee 37138

Send Tax Bills To:
NationsBanc Mortgage
P.O. Box 35140
Louisville, KY 40232-5140

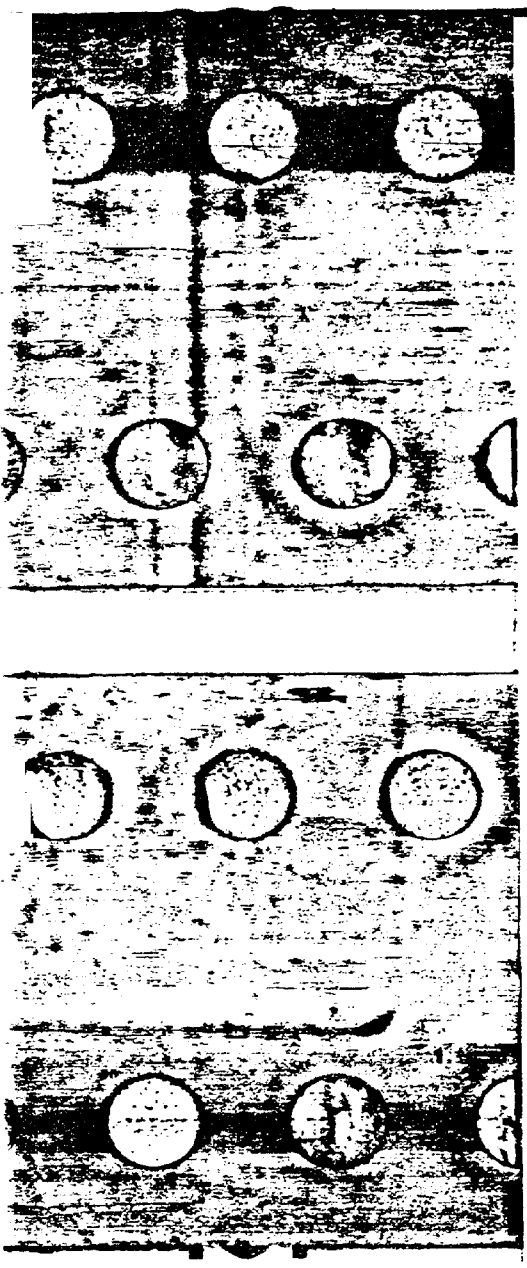
Map & Parcel No.
Map 64-9
Parcel 239

County of Ohio
State of Kentucky

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glynda Bruce, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 16th day of ~~April~~ May, 1996.

Martha L Decker
Notary Public

My Commission expires: 25 August 1999



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

RECEIVED OF _____

FOR _____

BOOK 10085 PG 744

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 93034.18
CON TX 344.23
PRFEE 1.00
WDEED 12.00
TOTAL 357.23
CHECK 357.23

06/13/96 01 14:19 0001 3050

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0192332
IDENTIF. ↑ REFERENCE

96 JUN 13 PM 2:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1050869