File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

10094:303

#13957

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
RANDALL E. BRUCE	FIRST AMERICAN NATIONAL BANK	117-3-D
(NAME)	(NAME)	
253 Hillsboro Place	First American Center	253
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Nashville, Tennessee 37237	7DA91272
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, PATRICK D. BIRMINGHAM, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDALL E. BRUCE AND WIFE, JENNY BRUCE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS 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 Unit 253 on the Plan of Hillsboro Station Condominiums of record in Plat Book 6250, page 751 through 753, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Station, a horizontal property regime established by Master Deed and By-Laws of record in Book 6740, page 37, amended in Book 8140, page 689, said Register's Office.

Being the same property conveyed to Patrick D. Birmingham and Howard M. Cartwright, Sr. by deed from Sonja A. Smith, unmarried of record in Book 9215, page 102, said Register's Office. The said Howard M. Cartwright, Sr. having conveyed his interest to Patrick D. Birmingham by quitclaim deed of record in Book 10082, page 759, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6740, page 37, amended in Book 8140, page 689; (3) Charter of record in Book 6747, page 6; (4) Easements of record in Book 3965, page 468, and in Book 4158, page 34, Book 6595, page 58, Book 3531, pages 572, 576 and 592, Book 1877, page 581, Book 4633, page 468; (5) Agreement of record in Book 6629, page 452; and (6) All matters appearing on the Plan of record in Plat Book 6250, pages 751 thru 753, said Register's Office.

Catherine Cayce Birmingham, spouse of Patrick D. Birmingham, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Patrick D. Birmingham.

This is unimproved ( ) improved (XX) property, known as 253 Hillsboro Place, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we 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 the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 19th day of June, 19 96

PATRICK D. BIRMINGHAM

CATHERINE CAYCE BIRMINGAHM

STATE OF TENNESSEE

Book 10094 Page 304

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK D. BIRMINGHAM AND WIFE, CATHERINE CAYCE BIRMINGHAM with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 19th day of June, 19 96.

My commission expires 11/26/96 Notary Public

STATE OF

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the 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 at Office, this day of , 19 .

My commission expires Notary Public

0195249

IDENTIFICATION REFERENCE

96 JUN 21 AM 10:28

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June, 19 96

MY COMMISSION EXPIRES: 11/26/96
(AFFIX SEAL)

Notary Public

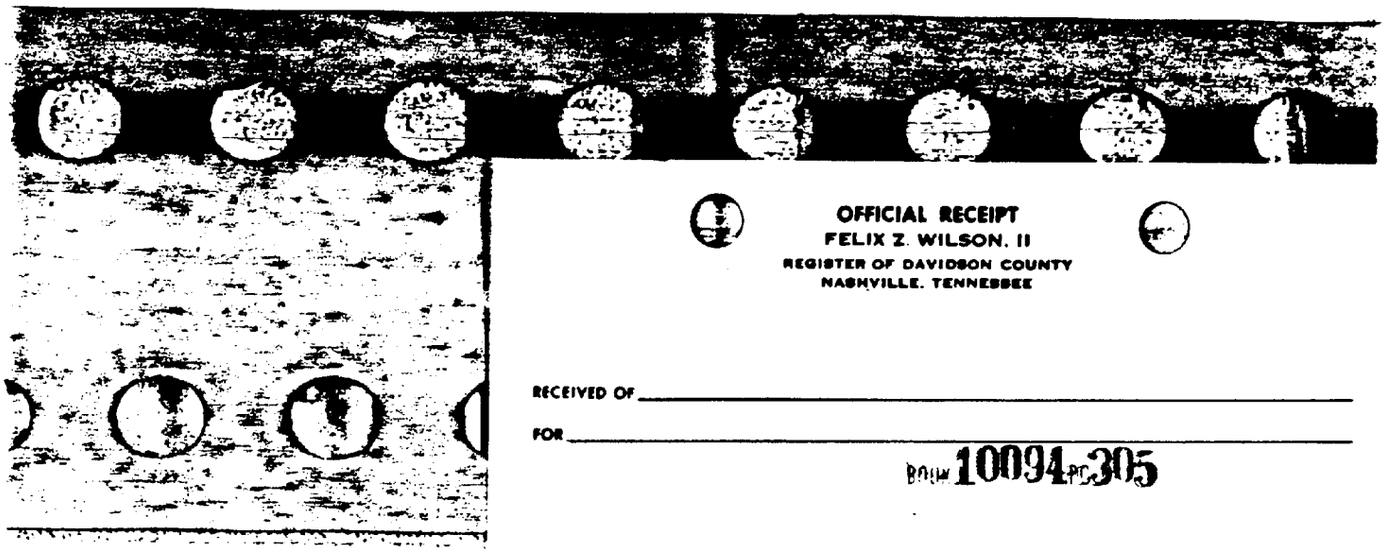
WARRANTY DEED

FROM PATRICK D. BIRMINGHAM

TO RANDALL E. BRUCE AND WIFE, JENNY BRUCE

6211 06/21 0101 03CHECK 366.00

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

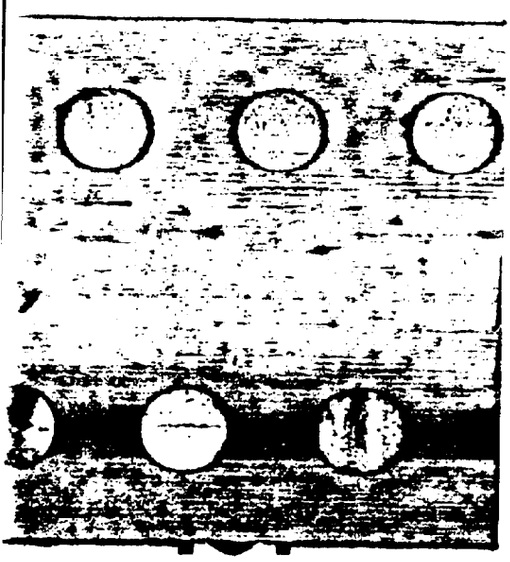


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10094 PG 305



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 96500.00
				CON TX 357.05
				PRFEE 1.00
				WDEED 8.00
				TOTAL 366.05
				CHECK 366.05
			06/21/96 01	10:30 0001 6211

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0195249 IDENTIF. ↑ REFERENCE

96 JUN 21 AM 10:2[illegible] FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

No. 1053998