Box 61

INSTRUMENT PREPARED BY: FILE #: T-4178-ANDERSON

FIRST TITLE CORPORATION
1161 Murfreesboro Rd. Ste 324
Nashville, Tn 37217

BOOK 10190 PG 13

WARRANTY DEED

NEW OWNER NAME: Willis Bruce and Jacquelyn Sligh Bruce	SEND TAX BILL TO: COUNTRYWIDE HOME LOANS, INC., (D/B/A	MAP PARCEL NUMBER: 073-01-0/041.00
STREET ADDRESS: 2014 Olga Avenue	STREET ADDRESS: AMERICA'S WHOLESALE LENDER)	
CITY STATE ZIP Nashville, Tennessee 37216	CITY STATE ZIP BRENTWOOD, TN 37207	

96 SEP 13 AM 9:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0224799
IDENTIF. & REFERENCE

THIS INDENTURE, made and entered into this 12th day of September, 1996, by and between John G. Anderson and wife, Peggy S. Anderson parties of the first part, and Willis Bruce and wife, Jacquelyn Sligh Bruce parties of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County of the State of Tennessee, to-wit:

A CERTAIN TRACT or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 5 and the westerly 20 feet of Lot No. 13 of Block "H" on the map of Country Club Estates, as of record in Book 843, page 95, Register's Office for Davidson County, Tennessee

SAID Lot No. 5 fronts 100 feet on the easterly side of Olga Avenue and together with said part of Lot No. 13, runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to John G. Anderson and wife, Peggy S. Anderson by deed of record in Deed Book 4607, Page 875, Register's Office for said County.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, their heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said parties of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.
The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

John G. Anderson

Peggy S. Anderson

ACKNOWLEDGEMENT PAGE OF WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said County and State, John G. Anderson and wife, Peggy S. Anderson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness by hand, at office, this 12th day of September, 1996.

My Commission Expires:
05/30/99

Patricia Kay Neal
Notary Public

PATRICIA KAY NEAL NOTARY PUBLIC AT DAVIDSON COUNTY, TENN.

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $105,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Michael McKee
Affiant

Subscribed and sworn to before me this 12th day of September, 1996.

Patricia Kay Neal
Notary Public Patricia Kay Neal

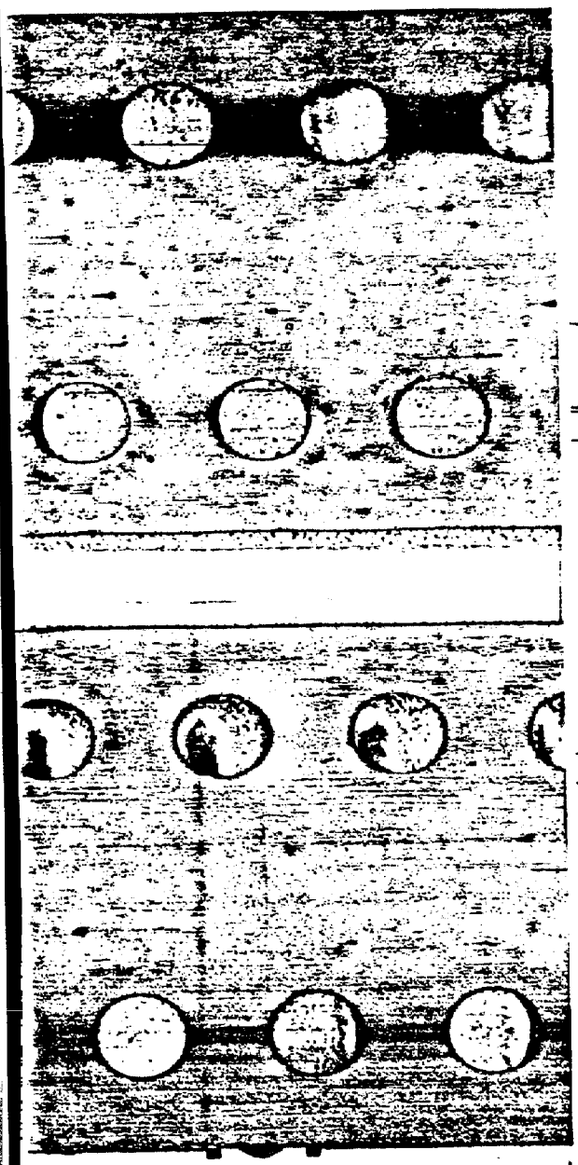
My Commission Expires:
05/30/99

PROPERTY ADDRESS:
2014 Olga Avenue
Nashville, Tennessee

PATRICIA KAY NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 1999

3021 09/13 0101 03CHECK 397.50



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

RECEIVED OF _____

FOR _____

BOOK 10190 PG 15

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	
				105000.00
			CON TX	388.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	397.50
			CHECK	397.50
09/13/96	01		09:52 0001	8021

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0224799
IDENTIF. # REFERENCE

96 SEP 13 AM 9:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1030473