BOX 28

BOOK 10333 PG 182

STATE OF TENNESSEE }
COUNTY OF _____ }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF Jan, 1997.

Notary Public

MY COMMISSION EXPIRES:
11/28/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

BRANSTETTER, KILGORE, STRANCH & JENNINGS, 227 SECOND AVENUE, NORTH, 4TH FLOOR, NASHVILLE, TN 37201

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NOS
(NAME) D & C PROPERTY MANAGEMENT CORP.	(NAME) SAME AS PROPERTY OWNER	MAP: 155 PARCEL: 243
(STREET ADDRESS OR ROUTE NO.) 605 INDIAN RIDGE DRIVE	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP) BELLEVUE, TN 37221	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of **One Hundred Fifty Thousand and No/100 Dollars ($150,000.00)**, cash in hand paid by the hereinafter named **GRANTEE**, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JAMES C. VANCE AND WIFE, MAY VANCE**, hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **DONALD BRUCE**, hereinafter called the **GRANTEE**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 243 on the final plat of Poplar Creek Estates, Phase II, as of record in Book 6900, Page 339 through 347, as amended of record in Book 7900, Pages 888-889, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to **JAMES C. VANCE AND WIFE, MAY VANCE**, by Deed from **CECIL D. BRANSTETTER AND WIFE, CHARLOTTE C. BRANSTETTER**, of record in Book 10333, Page 179, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a Restrictive Covenant that such property may not be used as a gas station, car wash or laundromat.

This is unimproved property, known as **LOT 243, POPLAR CREEK ESTATES, PHASE II.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. We do covenant with said GRANTEE 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, his 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.

Witness our hands this 28th day of January, 1997.

BOOK 10333 PG 183

JAMES C. VANCE

MAY VANCE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JAMES C. VANCE and MAY VANCE, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the within named GRANTORS, and that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28 day of January, 1997.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires March 21, 1998

0268269
IDENTIFICATION REFERENCE

97 JAN 30 AM 10:27

9244 01/30 0101 03CHECK 564.0

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10333 PG 184

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
TO - TRUST DEED		PRFEE - PROBATE FEE

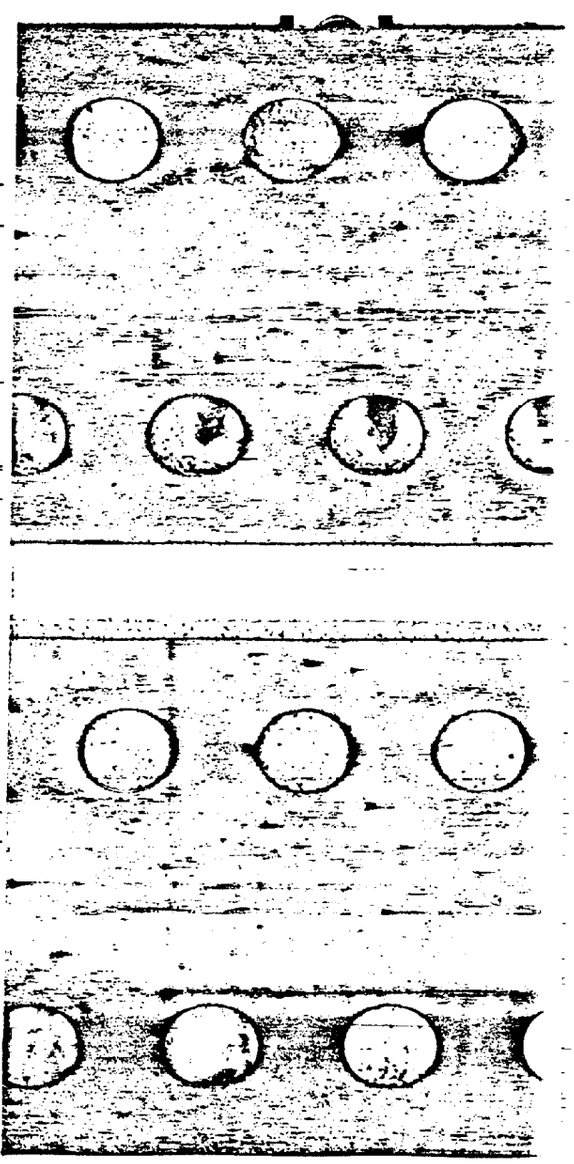
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	150000.00
			CON TX	555.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	564.00
			CHECK	564.00
01/30/97	01	10:28	0001	9244

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0268269
IDENTIF. & REFERENCE

97 JAN 30 AM 10: 2

DAVIDSON COUNTY, TN



No. 1111706