THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

BOOK 10348 PG 168

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $34,500.00.

William B. Bruce
Affiant

Subscribed and sworn to before me this the 10th day of February, 1997.

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 6-13-2000

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
William Bailey Bruce 6339 Alamo Place Nashville, Tennessee 37209	Same	Map 092-13-0 Parcel 315.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, **I, Floy E. Burroughs, an unmarried person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey **unto William Bailey Bruce**, hereinafter called the Grantee, his 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 the easterly parts of Lots 87 and 88 on the Map of Shields' West Nashville Plan, as of record in Book 57, Page 77, Register's Office for said County, and that part of a strip of land lying between the easterly margin of said lots and the westerly margin of 37th Avenue, North, formerly Pilcher Avenue as now located.

Said parts of said lots and part of said strip front 100 feet on the westerly side of 37th Avenue, North, formerly Pilcher Avenue, and run back between lines, 140.74 feet on the north line of Lot No. 87 and 150.14 feet on the south line of Lot No. 88, to the easterly line of the property conveyed to Will Phillips and wife, by deed of record in Book 802, Page 39, said Register's Office, on which they measure 100 feet.

Being the same property conveyed to Floy E. Burroughs by deed from Nancy B. Hewitt of record in Book 10329, Page 524, Register's Office for Davidson County, Tennessee.

Subject to the 1997 real property taxes which shall be the responsibility of the Grantee herein.

This is improved property known as 301 Thirty-Seventh Avenue, North, Nashville, Tennessee 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, 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 said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my hand this 10th day of February, 1997. BOOK 10348 PG 169

Floy E. Burroughs
FLOY E. BURROUGHS, AN UNMARRIED PERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Floy E. Burroughs, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 10th day of February, 1997.

NOTARY PUBLIC

My Commission Expires: 6-13-2000

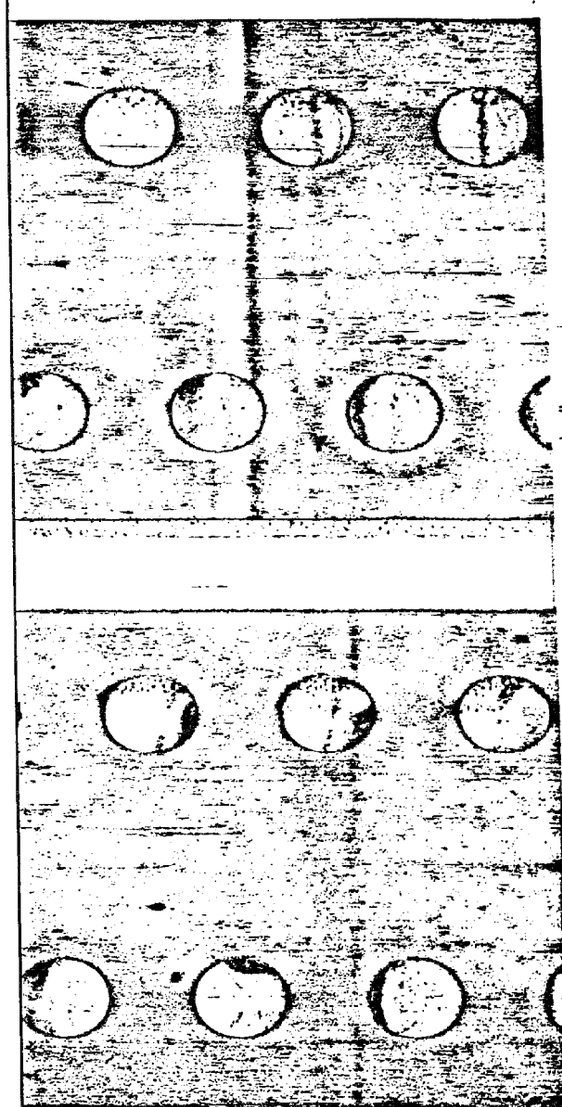
LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

02726111
IDENTIFICATION REFERENCE

97 FEB 12 PM 2:51
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

5874 02/12 0101 02CHECK 136.65



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

RECEIVED OF _____

FOR _____

BOOK 10348 PG 170

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	34500.00
			CON TX	127.65
			PRFEE	1.00
			WDEED	8.00
			TOTAL	136.65
			CHECK	136.65
02/12/97	01		14:52 0001	5874

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

027261 IDENTIF. # REFERENCE

97 FEB 12 PM 2:51

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1116346