PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (fh) Title No: 39441
Dav. Co. File: Box 8

97 DEC -9 AM 9:33

0378102

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Dr. Jean F. Kleeman 4215 Harding Road, Unit #903 Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 103-16-B-98

8911 12/09 0101 03CHECK 508.13

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 134,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William P. Bruce, Sr., married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Dr. Jean F. Kleeman, unmarried,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 903 of Windsor Tower, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Page 71, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to William P. Bruce, Sr. by deed from Douglas Crocker, II and wife, Susan G. Crocker of record in Book 6178, Page 116, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5313, Page 338, as amended in Book 8666, Page 789, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

Jane M. Bruce, spouse of William P. Bruce, Sr., joins in this conveyance to convey any and all marital interest she may have in the subject property.

This is improved property, known as: 4215 Harding Road, Unit #903, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of December, 1997.

William P. Bruce, Sr.

Jane M. Bruce

State of Tennessee
County of Davidson

On this 4th day of December, 1997, before me the undersigned authority, personally appeared **William P. Bruce, Sr., and wife, Jane M. Bruce** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 134,900.00

Affiant

Sworn and subscribed before me on the 4th day of December, 1997.

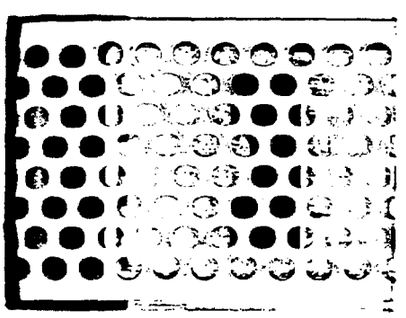
Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 10713 PG 702

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

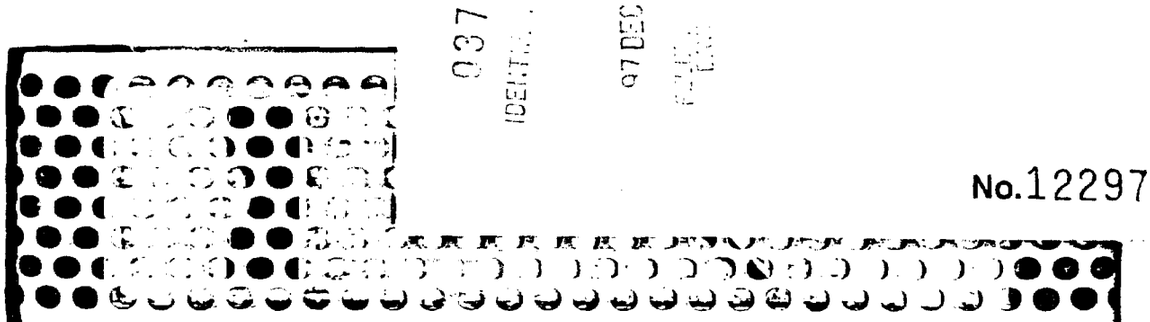
CAMT 134900.00
MOR TX 499.13
ERR CO
MOR TX 499.13-
BANKTX 499.13
PRFEE 1.00
WDEED 8.00
TOTAL 508.13
CHECK 508.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/09/97 01 09:33 0001 8911

0378102

97 DEC -9 AM 9:33



No.1229702