THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

BOOK 10739 PG 227

ADDRESS NEW OWNER:
Mr. Lee R. Bruce, et ux
106 Chadds Court
Hermitage, TN 37076

MORTGAGEE:
Mr. Tommy D. Eaves, et ux
1017 Singing Springs Road
Mt. Juliet, TN 37122

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 64-11-A
Parcel 6.00
FB #: 4D-92012

WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged, we, **Tommy D. Eaves and wife, Elsie M. Eaves,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lee R. Bruce and wife, Brenda Joyce Bruce,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 6 on the Plan of Caleb Chase, a Planned Unit Development, of record in Book 6250, page 821 & 822, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Tommy D. Eaves and wife, Elsie M. Eaves, by virtue of a deed from David E. Eberlin and wife, Deborah L. Eberlin, as of record in Book 10288, page 196, Register's Office for Davidson County, Tennessee.

This is improved property known as 106 Chadds Court, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6777, page 453; Book 6783, page 805 and Book 7189, page 553; Charter of Caleb Chase Homeowner's Association of record in Book 6927, page 370 and in Book 8109, page 791; a Storm Water Detention Agreement of record in Book 6548, page 557; and easements, covenants and conditions as shown on the Plan of record in Plat Book 6250, page 821 & 822, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their 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 and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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 9th day of December, 1997.

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Tommy D Eaves
TOMMY D. EAVES

Elsie M. Eaves
ELSIE M. EAVES

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TOMMY D. EAVES AND WIFE, ELSIE M. EAVES**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 9th day of December, 1997.

Lee R. Bruce
NOTARY PUBLIC

My Commission Expires: 10-20-99

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$138,500.00.**

Lee R. Bruce
AFFIANT

Subscribed and sworn to before me this 19th day of December, 1997.

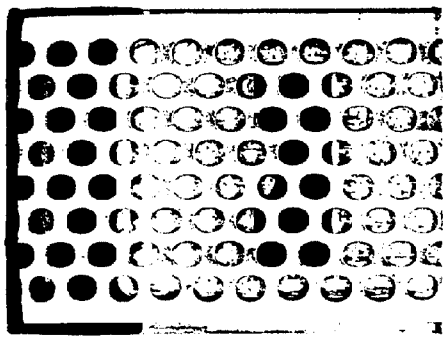
Lee R. Bruce
NOTARY PUBLIC

My Commission Expires: 10-20-99

0385059
IDENTIF. & REFERENCE

97 DEC 30 PM 2:36
FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

6509 12/30 0101 03CHECK 521.45



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

RECEIVED OF _____

FOR _____

BOOK 10739 PG 229

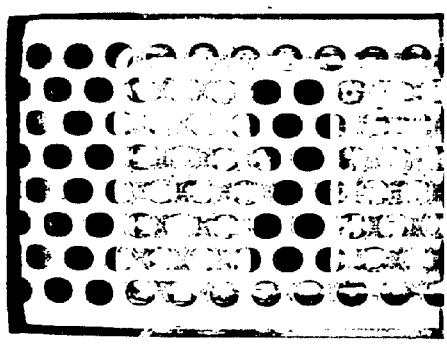
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
138500.00
CON TX 512.45
PRFEE 1.00
WDEED 8.00
TOTAL 521.45
CHECK 521.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/30/97 01 14:43 0001 6509



0385059
IDENTIF. ↑ REFERENCE

97 DEC 30 PM 2:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1237209