BOOK 10977 PG 659

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36812)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 67,500.00

X Mary Elizabeth Clemons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
9th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Elizabeth Clemons	First American National Bank	119-13-109
(NAME)	(NAME)	
524 Timmons Avenue	First American Center	6DA-37058
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37237	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Timothy W. Bruce and wife, Trina J. Bruce

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Elizabeth Clemons, married

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 westerly 79 feet front and 87 feet rear of lot marked "Reserved" lying east of Lots Nos. 12, 13, and 14 on the Map of H. G. McNabb's Subdivision, as of record in Book 1130, page 64, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 79 feet on the northerly side of Timmons Street and runs back 185 feet on the westerly line and 182-1/2 feet, more or less, on the easterly line, to a dead line, measuring 87 feet thereon.

BEING the same property conveyed to Timothy W. Bruce and wife, Trina J. Bruce by deed from Lora Jean Colvard of record in Book 9727, Page 743, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

1200 06/15 0101 03CHECK 258.75

unimproved ( )
This is improved (X) property, known as 524 Timmons Avenue, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 June 19 98

Timothy W. Bruce

Timothy W. Bruce

Trina J. Bruce

Trina J. Bruce

IDENTIFICATION REFERENCE 0450955

98 JUN 15 PM 3:36

FELIX Z. WHITSELL REGISTER DAVIDSON COUNTY, TN.

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 Timothy W. Bruce and wife, Trina J. Bruce

the bargainor s, 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 my hand and official seal at Nashville, Tennessee, this 9th day of June, 98.

Commission expires 11/28/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

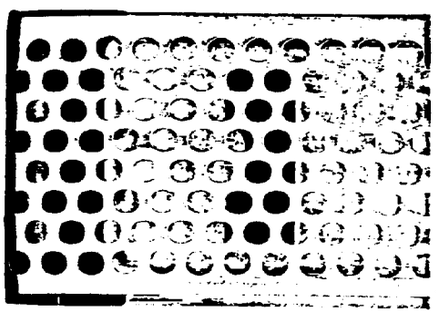
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

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



RECEIVED OF _____

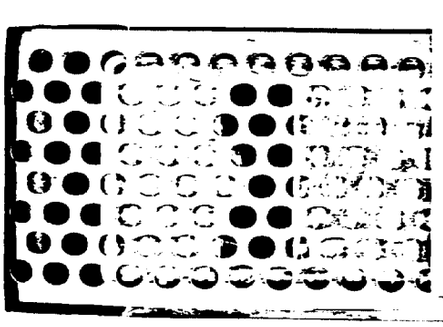
FOR _____

BOOK 10977 PG 661

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 67500.00
				CON TX 249.75
				PRFEE 1.00
				MOEED 8.00
				TOTAL 258.75
				CHECK 258.75
06/15/98	01			15:35 0001 1200

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0450955
IDENTIF. ↑ REFERENCE

98 JUN 15 PM 3:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1307064