BOOK 10978 PG 738

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36744)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1/8/98
(AFFIX SEAL)

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
Timothy W. Bruce	CTX Mortgage Company	119-7-60
(NAME)	(NAME)	
33 Whitsett Road	P.O. Box 199000	6DA-34576
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Dallas, TX 75219-9000	
(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, Annie Batey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy W. Bruce and wife, Trina June 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. 91 on the Plan of Laurel Acres, Section Two, of record in Book 2133, Page 122, Register's Office for said County.

Said Lot No. 91 fronts 90 feet on the easterly side of Whitsett Road and extends back between lines, 373 feet on the northerly line and 374.8 feet on the southerly line, to a dead line in the rear on which it measures 90 feet.

BEING the same property conveyed to Dave E. Batey and wife, Ruby L. Batey by deed from by deed from Ed Turrentine and wife, Ethelyne Turrentine of record in Book 4406, Page 813, Register's Office for Davidson County, Tennessee. The said Ruby L. Batey and Dave E. Batey having since died, with Ruby L. Batey predeceasing Dave E. Batey. Under Intestate Succession the only heir being Annie Batey.

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

unimproved ( )
This is improved (X) property, known as 33 Whitsett Road, Nashville, TN 37210
(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 my hand this 9th day of June, 19 98

Annie Batey by Betty J. DeGraeve
as attorney in fact

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 ~~ANNIE BATEY~~

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of June 19 98.

Commission expires _____

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

State of Tennessee
County of DAVIDSON

On this the 09TH day of JUNE, 1998, before me personally appeared BETTY J. SCHROEDER to me known to be the person who executed the foregoing instrument in behalf of ANNIE BATEY as HER Attorney in Fact, and acknowledged that _____ executed the same as the free act and deed of the said ANNIE BATEY.

Witness my hand and official seal at NASHVILLE TENNESSEE, this the 09TH day of JUNE, 1998.

ALAN L. SATTEN NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

My Commission Expires:
11/28/98

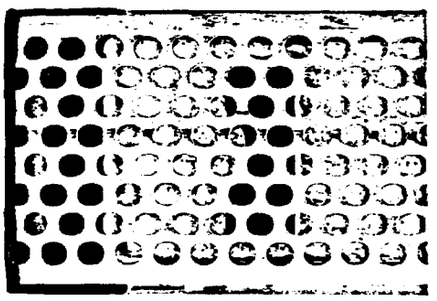
Notary Public

98 JUN 16 PM 1:01
FELIX Z. LIEBERMAN REGISTER
DAVIDSON COUNTY, TN.

0451236
IDENTIF. & REFERENCE

1565 06/16 0101 03CHECK 323.50

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



RECEIVED OF _____

FOR _____

BOOK 10978 PG 740

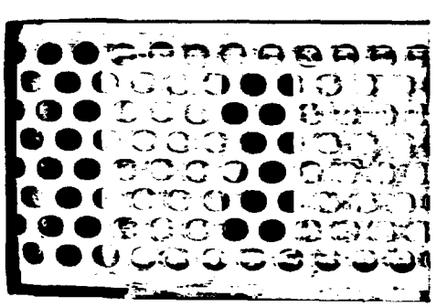
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
TOTAL 323.50
CHECK 323.50

06/16/98 01 13:01 0001 1545

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0451236
IDENTIF. ↑ REFERENCE
98 JUN 16 PM 1:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1307403