WARRANTY DEED

BOOK 10993 PG 301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Victoria McMurray Sanginario
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6/22/98.

GEORGE R. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: October 17, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Middle Tennessee Escrow & Title Co., LLC, 3401 West End Avenue, Nashville, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victoria McMurray Sanginario	NationsBanc Mortgage Corporation	117-3-D-253
(NAME)	(NAME)	
253 Hillsboro Place	2059 Northlake Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Tucker, GA 30084	
(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, Randall E. Bruce and wife, Jenny G. Bruce, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victoria McMurray Sanginario, 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:

Land in Davidson County, Tennessee, being Unit No. 253 on the Plan of Hillsboro Station Condominiums of record in Plat Book 6250, Page 751 through 753, Register's Office for said County, to which Plan reference is made for a more complete description, toether with the appurtenant interest in the common elements of Hillsboro Station, a horizontal property regime established by Master Deed and By-Laws of record in Book 6740, Page 37, amended in Book 8140, Page 689, said Register's Office.

Being the same property conveyed to Randall E. Bruce and wife, Jenny Bruce by deed from Patrick D. Birmingham, married, of record in Book 10094, Page 303 and re-recorded in Book 10703, Page 604, Register's Office for said County.

5939 06/26 0101 03CHECK 386.40

unimproved ☐
This is improved ☒ property, known as 253 Hillsboro Place, Nashville, TN 37215
(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.

0455306
IDENTIF. & REFERENCE
98 JUN 26 AM 9:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

Witness my/our hand(s) this 22nd day of June, 1998.

BOOK 10993 PG 302

Randall E. Bruce

Jenny G. Bruce

STATE OF TENNESSEE

COUNTY OF DAVIDSON

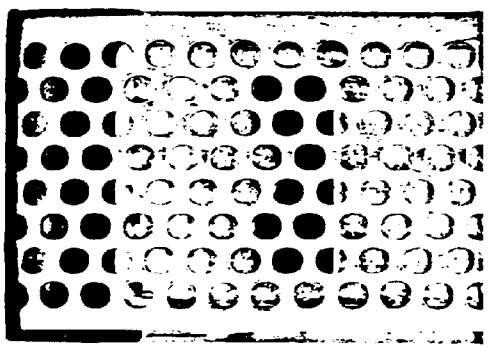
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randall E. Bruce and wife, Jenny G. Bruce, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of June, 1998.

Commission expires: October 17, 1998

GEORGE R. WOODS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

George R. Woods Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

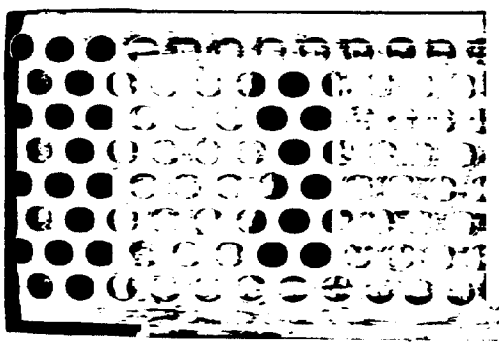
BOOK 10993 PG 303

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
102000.00
CON TX 377.40
PRFEE 1.00
WDEED 8.00
TOTAL 386.40
CHECK 386.40
06/26/98 01 09:13 0001 5939

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0455306
IDENTIF. ← REFERENCE

98 JUN 26 AM 9:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1311742