WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 80,000.00

James E Bruce Sr.
AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 1st day of December 1998

Marshall Montgomery
NOTARY PUBLIC
My Commission Expires: 7-27-2002

Davidson County DEEDWARR
Recvd: 06/29/01 15:33 2pgs
Fees:11.00 Taxes:296.00

20010629-0069154

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201,

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
James E. Bruce III, 207 Bonnaoaks Drive Hermitage, Tennessee 37076	New Owner	75-9 / 219.00

THIS DOCUMENT PREPARED WITHOUT BENEFIT OF A TITLE SEARCH.

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by James E. Bruce III, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **JAMES E. BRUCE, Sr.**, a married Man, the GRANTOR herein, has bargained and sold, and by these presents does transfer and convey unto:

JAMES E. BRUCE, III, un-married, the GRANTEE herein, his heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot #1105 on the plan of Hermitage Hills Subdivision Section #9 as of record in (Plat) Book 3600, page 97, of the Register's Office for Davidson County, Tennessee.

Said Lot #1105 fronts 86.2 feet on the North-easterly margin of Bonnaoaks Drive as measured on a slight curve and runs back between lines measuring 204.53 feet on the North-westerly line and 198.7 feet on the South-easterly line to a dead line on the rear measuring 67.17 feet thereon.

Being all the same property conveyed to James E. Bruce,(Sr.) un-married, by deed from Harold B. Coe, unmarried, of record in Book 9138, page 182, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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. 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. 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.

The herein described property is subject to the following:
2000 Property taxes are to be prorated and assumed by the GRANTEES.
Any outstanding encumbrances or Restrictions which may affect the property.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is improved property known as: 207 Bonnaoaks Drive, Hermitage, TN 37076.

Witness our hands this 1st day of December 1998.

James E Bruce Sr.
James E. Bruce, Sr.

Edna Pauline Bruce
Edna Pauline Bruce

Edna Pauline Bruce, wife of James E. Bruce, Sr. executes this instrument to convey any and all interest she may have, marital or otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Martha A. Montgomery, a Notary Public in and for said County and State, the within named James E. Bruce, Sr. and Edna Pauline Bruce the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of ~~December~~ 1998

Martha A. Montgomery
NOTARY PUBLIC

My Commission Expires: 7/27/2002

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WARRANTY DEED

From: James E. Bruce, Sr.

To: James E. Bruce III un-married

Property:

207 Bonnaooaks Drive Hermitage, TN. 37076

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003