STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $--0--.

Subscribed and sworn to before me, this **23rd** day of **January, 2002**.

My Commission Expires: 11.29.05

Affiant

Notary Public

Quit Claim Deed

N10470

This instrument was prepared by

First National Financial Title Services, Inc..
15 Century Boulevard, Suite 101
Nashville, TN 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Charles Phillip Bruce and Debbie P. Bruce **625 Topeka Drive** **Hermitage, Tennessee 37076** **MAP & PARCEL NO.: 75-08-0/006.00**	**Approved Federal Savings Bank** **1716 Corporate Landing Parkway** **Virginia Beach, VA 23454**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Charles Phillip Bruce, married**

HEREINAFTER CALLED GRANTOR(S), HAS/HAVE CONVEYED AND QUITCLAIMED, AND BY THESE PRESENTS DOES/DO HEREBY TRANSFER AND CONVEY UNTO **Charles Phillip Bruce and wife, Debbie P. Bruce**

HEREINAFTER CALLED GRANTEE(S), HIS/THEIR HEIRS AND ASSIGNS, ALL HIS/THEIR RIGHTS, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND, LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 208 on the Plan of Tulip Grove, Section Four, of record in Book 4175, Page 12., Register's Office for Davidson County, Tennessee.

Said Lot No. 208 fronts 87 fete on the northerly side of Topeka Drive and extends back between lines, measuring 105.10 feet on the easterly line and 150.00 feet on the westerly line, to a line in the rear on which it measures 57.90 feet thereon.

Being the same property conveyed unto Charles Phillip Bruce, a married person, by Quitclaim Deed from Verliah N. Bruce, a widow, dated April 18, 1997, recorded April 23, 1997, in Book 10425, Page 810, of the Register's Office for Davidson County, Tennessee. See also Book 4728, Page 989, of the same Office.

Map & Parcel #75-08-0/006.00

THIS IS IMPROVED PROPERTY KNOWN AS: **625 Topeka Drive, Hermitage, Tennessee 37076**

WITNESS OUR HANDS THIS **23RD** DAY OF **JANUARY, 2002**.

Davidson County DEEDQC
Recvd: 01/31/02 10:53 2pgs
Fees:12.00 Taxes:0.00

20020131-0013677

Charles Phillip Bruce

Charles Phillip Bruce

STATE OF TENNESSEE
COUNTY OF DAVISON

On this **23rd** day of **January, 2002**, before me personally appeared Charles Phillip Bruce, married, to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

My Commission Expires:
11.29.06

Notary Public

QUITCLAIM DEED