This Instrument Prepared WITHOUT TITLE SEARCH,
From Information Provided by the Parties, By:
DEAN ROBINSON, ATTORNEY AT LAW
3125 N. Mt. Juliet Road
P. O. Box 425
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:
Jeremy W. Bruce, et al
6006 Panama Drive
Hermitage, TN 37076

SEND TAX BILLS:
New Owner

Davidson County DEEDWARR
Recvd: 05/12/04 07:52 2pgs
Fees:13.00 Taxes:298.00



20040512-0054325

MORTGAGEE:
None

MAP AND PARCEL:
Map 086-01-0
Parcel 4.00
FB # 04D-01215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, ***Ruth H. Chapman, married***, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ***Jeremy W. Bruce and Robert W. Bruce, as joint tenants with right of survivorship***, 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. 4 on the Plan of Dodson Heights, as of record in Book 2900, page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 60.0 feet on the westerly side of Panama Drive and extends back between lines, 142.3 feet on the northerly line and 143.6 feet on the southerly line, to a dead line in the rear measuring 60.0 feet thereon.

Being the same property conveyed to Ruth H, Chapman, by deed from Dixie Guest, Jr., as of record in Instrument No. 20021016-0127120, Register's Office for Davidson County, Tennessee.

This is improved property known as 6006 Panama Drive, Hermitage, Tennessee 37076.

The property is not the marital residence of the Grantor and Kyle Chapman, spouse of Ruth Chapman, is not required to join in this conveyance.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 3130, page 623, and Book 3161, page 279, and easements, covenants and conditions as shown on the Plan of record in Book 2900, page 113, Register's Office for Davidson County, Tennessee. This conveyance is also made subject to the fact that no title examination or abstract of title was prepared, none having been requested by the Grantor or Grantees.

Real property taxes for the current year have been settled between the parties and will be paid by Grantees.

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

Witness our hands this the 4th day of May, 2004.

Ruth H. Chapman

RUTH H. CHAPMAN

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ***Ruth H. Chapman*** , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 4th day of May, 2004.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12.15.07

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

Mary H. Bruce

AFFIANT

Subscribed and sworn to before me this 4th day of May, 2004.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12.15.07