For and in consideration of the sum of $ - - - - - - - $10.00 - - - - - - - - - - - - -

- - - - - - - - - - - - - - - - - Ten and no/100 - - - - - - - - **-DOLLARS**

and other good and valuable considerations, cash in hand paid by Russell Bruner and wife, Elna C. Bruner, the receipt of which is hereby acknowledged.

I, Anne E. Campbell, unmarried
have bargained and sold, and by these presents do transfer and convey unto the said
Russell Bruner and wife, Elna C. Bruner
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 Lot No. 285 and a small triangular part of Lot 286 on the Map of Richland Realty Company's First Addition to Subdivision "B", as of record in Book 332, page 174, Register's Office for said County.
Said Lot No. 285 and a small triangular part of Lot No. 286 adjoin and front 50 feet on the east side of Greenway Street and run back between lines 193 feet on the north line along the common line between Lots 284 and 285 and 193 feet on the south line to an iron pin at an alley in the rear on which they measure 51 feet. Said iron pin being 1 foot south of the common corners of Lots 285 and 286.
Together with an easement for a driveway across the north part of Lot 285 as reserved to and set forth in the deed from Anne E. Campbell, unmarried, to Martin L. BlackWelder and wife, of record in Book 1876, page 263, Register's Office for said County.
Being part of the property conveyed to Anne E. Campbell by deed from Vera Dillard Wheeler, a widow, of record in Book 1354, page 235, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Russell Bruner and wife, Elna C. Bruner
their heirs and assigns, forever.

And I **do covenant with the said** Russell Bruner and wife, Elna C. Bruner
that I am **lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered.**

And I, Anne E. Campbell, unmarried
do further covenant and bind myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** Russell Bruner and wife, Elna C. Bruner
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my hand this 7th day of June, 19 52.

Anne E. Campbell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Phillip E. Cole, a Notary Public in and for said County and State, the within named Anne E. Campbell, unmarried
the bargainor, with whom I am personally acquainted, and who acknowledged that she has executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of June, 19 52.

Commission expires August 3, 1953

Phillip E. Cole
Notary Public

69650
WARRANTY DEED
FROM Anne E. Campbell, unmarried
TO Russell Bruner, et ux
FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE
STATE OF TENNESSE
DAVIDSON COUNTY
Received for record this 9 day of JUN 1952 at 11:24 A.M.
and duly entered in Book 78 Page 122
Recording fee $2.00
JAMES H. WILSON, Register
By
Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE