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

--- TEN AND NO/100 --- DOLLARS

cash in hand paid by Howard L. Bruer and wife, Pauline Bruer, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, J. Carl Cooper and wife, Crystal S. Cooper,

have bargained and sold, and by these presents do transfer and convey unto the said Howard L. Bruer and wife, Pauline Bruer,

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. 3 and the easterly half of Lot No. 4 on the Plat of Green Hills Subdivision No. 2, as of record in Book 547, page 139, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 and the easterly part of Lot No. 4 front together 112½ feet on the northerly side of Green Hills Avenue and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to J. Carl Cooper and wife, Crystal S. Cooper, by deed from W. Fred Smith and wife, Mary Alice Swann Smith, of record in Book 1677, page 393, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Howard L. Bruer and wife, Pauline Bruer, their heirs and assigns, forever.

And we do covenant with the said Howard L. Bruer and wife, Pauline Bruer 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, except for 1953 taxes, which have been pro-rated and assumed by the grantees herein.

And we, J. Carl Cooper and wife, Crystal S. Cooper, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Howard L. Bruer and wife, Pauline Bruer, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 26 day of August, 1953.

J Carl Cooper

Crystal S Cooper

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hendon M. Fisher, Jr., a Notary Public in and for said County and State, the within named J. Carl Cooper and wife, Crystal S. Cooper, the bargainor S, 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 26th day of August, 1953.

HENDON M. FISHER JR. NOTARY PUBLIC DAVIDSON CO. TENN. OCT. 9, 1955

Commission expires 10-9-55

Hendon M. Fisher, Jr.
Notary Public

WARRANTY DEED

FROM J. CARL COOPER, ET UX.

TO HOWARD L. BRUER, ET UX.

108774

FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 31 day of AUG 1953 at 11:10 o'clock A.M.
Noted in Book 26 Page 62
Recording Fee $ 2.00
JAMES P. WILSON, Register
By Dpt. Reg.

Estate ESCROW CO.