K 2334

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

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

Cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged.

We, Charles A. Bruner and wife, Clarice M. Bruner

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** James K. Trigg, Jr. and wife, Sara Annie Trigg

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. 259 on the Map of Miro Meadows Subdivision, as of record in Book 1424, pages 94 and 95, Register's Office for said County.

Said Lot No. 259 fronts 75 feet on the northerly side of Vultee Boulevard and runs back between lines 162.2 feet on the westerly line and 156.6 feet on the easterly line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Charles A. Bruner and wife, Clarice M. Bruner, by deed from M. & M. Homes, Inc., of record in Book 1759, page 341, 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 James K. Trigg, Jr. and wife, Sara Annie Trigg

their _____ **heirs and assigns, forever.**

And we **do covenant with the said** James K. Trigg, Jr. and wife, Sara Annie Trigg

their _____ **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.**

And We, Charles A. Bruner and wife, Clarice M. Bruner

do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** James K. Trigg, Jr. and wife, Sara Annie Trigg, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hands this 16th day of November, 19 54

Charles A. Bruner

Clarice M. Bruner

STATE OF TENNESSEE
Davidson County } CALIFORNIA
KERN

Personally appeared before me, Linda L. Chubb, a Notary Public in and for said County and State, the within named Charles A. Bruner and wife, Clarice M. Bruner

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 office, this 16th day of November, 19 54

Linda L. Chubb
Notary Public
In and for the County of Kern, State of California

Commission expires My Commission Expires Oct. 23, 1956

39570

WARRANTY DEED

FROM

Charles A. Bruner and wife,
Clarice M. Bruner

TO

James K. Trigg, Jr. and wife,
Sara Annie Trigg

KIMBROUGH PHILLIPS COMPANY

DEC 2 1954

DOCUMENTARY 5 CENTS

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