K 2595

WARRANTY DEED

THIS INDENTURE WITNESSETH, that for and in consideration of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Elizabeth Mary Brunner (unmarried), of Dallas, Texas, hereby conveys and warrants to Mrs. Louise B. Jordan, of Nashville, Tennessee, the following described real estate located in Davidson County, Tennessee:

Lot No. 28 on the map of Henry Sperry Subdivision, as of record in Book 974, page 21, Register's Office for said County.

Said Lot No. 28 fronts 100 feet on the northerly side of Hampton Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Elizabeth Mary Brunner and Margaret Agnes Brunner under the Will of Mrs. Maggie A. Broderick Brunner, deceased, of record in Will Book 58, page 178, County Court Clerk's Office of Davidson County, Tennessee, the fractional interest devised to Margaret Agnes Brunner having been conveyed to Elizabeth Mary Brunner by deed executed by Margaret Brunner Sander and husband, Wilhelm H. Sander, of record in Book 2594 at page 177 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described real estate and all appurtenances thereunto belonging to the above named Grantee in fee simple.

Elizabeth Mary Brunner hereby covenants that she is lawfully seized and possessed of said land in fee simple; that she has a good right to convey it, and that the same is unencumbered except for a certain deed of trust executed by Elizabeth Mary Brunner and Margaret Brunner Sander and husband, Wilhelm H. Sander, to R. Bruce Robertson, Jr., Trustee, of record in Book 1933, page 87 of said Register's Office to secure Prudential Insurance Company of America for the payment of one note dated February 19, 1951, in the original principal sum of Twelve Thousand Dollars ($12,000.00), payable in monthly installments of Ninety-one and 80/100 Dollars ($91.80) each, including principal and interest, which said note and deed of trust mortgage the Grantee, Mrs. Louise B. Jordan, by acceptance of this deed promises and agrees to pay in full. Elizabeth Mary Brunner does further covenant to warrant and defend the title of Mrs. Louise B. Jordan against the lawful claims of all persons.

IN WITNESS WHEREOF the undersigned, Elizabeth Mary Brunner, has hereunto signed her name and executed this Warranty Deed at Dallas, Texas, on this the 24th day of September, 1956

Elizabeth Mary Brunner
Elizabeth Mary Brunner, Grantor.

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