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WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 - ($10.00) *DOLLARS* cash in hand paid by WILLIAM BAXTER GREENE AND WIFE, KAY ANDERSON GREENE, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, GEORGE C. BRUCE AND WIFE, ANNE FIELDS BRUCE, *have bargained and sold, and by these presents do transfer and convey unto the said* WILLIAM BAXTER GREENE AND WIFE, KAY ANDERSON GREENE, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being the easterly 60 feet of Lot No. 19 on the Map of Kennedy & Graves' Plan of Monte Vista, of record in Book 421, page 143, of the Register's Office for said County.

Said part of said lot fronts 60 feet on the northerly side of Alpine or McAlpine Avenue and runs back between parallel lines, as measured from the center line of said Avenue, 388.5 feet to a dead line.

Subject property is improved with a one family residence and is known as 1211 McAlpine Avenue, Nashville, Tennessee.

BEING the same property conveyed to GEORGE C. BRUCE AND WIFE, ANNE FIELDS BRUCE, by deed from Edgar Parker and wife, dated April 25, 1947, filed May 7, 1947, and recorded in Book 1473, page 170, 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 WILLIAM BAXTER GREENE AND WIFE, KAY ANDERSON GREENE, their *heirs and assigns, forever.*

And we *do covenant with the said* WILLIAM BAXTER GREENE AND WIFE, KAY ANDERSON GREENE *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, GEORGE C. BRUCE AND WIFE, ANNE FIELDS BRUCE, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* WILLIAM BAXTER GREENE AND WIFE, KAY ANDERSON GREENE, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 10th *day of* September, *19*63, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George C. Bruce
(George C. Bruce)

Anne Fields Bruce
(Anne Fields Bruce)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Anne Abernathy *, a Notary Public in and for said County and State,* GEORGE C. BRUCE AND WIFE, ANNE FIELDS BRUCE,

the within named 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* 10th *day of* September *19*63.

Anne Abernathy, *Notary Public*

Commission expires October 25, 1965