This Deed prepared by Charles H. Warfield, Attorney, Law Firm of WARFIELD & ENTREKIN, American Trust Building, Nashville, Tennessee.

WARRANTY DEED

BOOK 4106 PAGE 521

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. John A. Bruno	Mr. & Mrs. John A. Bruno	Map. 129-11
(NAME)	(NAME)	
85 Vaughn's Gap Road	85 Vaughn's Gap Road	Pac. 40
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of - - - - - - Ten ($10.00) - *DOLLARS*

and other good and valuable considerations.

Irene W. Isbell, a widow *have bargained and sold, and by these presents do transfer and convey unto the said* John A. Bruno and wife, Evangeline T. Bruno, 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. 165 on the Plan of Section I, Warner Park Valley, as of record in Book 3600, pages 12, 13 and 14, Register's Office for said County,

Said lot fronts 99.12 feet on the easterly side of Vaughn's Gap Road and runs back 153.8 feet on the north line and 151.37 feet on the south line to a dead line in the rear on which it measures 96.04 feet.

This conveyance is made subject to the restrictions recorded in Book 3466, page 89, which were made applicable to the subdivision in question by instrument of record in Book 3534, page 128, and which were amended by instrument of record in Book 3702, page 465; and to the easements and limitations shown on the map of record in Book 3600, pages 12, 13 and 14, said Register's Office and recorded plan shows an Owners' Certificate, a 30 foot set-back line from Vaughn's Gap Road, a 10 foot easement for public utilities along the easterly rear line and a 10 foot easement for utilities and drainage along the southerly side line.

Being the same property conveyed to Irene W. Isbell, a widow, by deed from Dee Company, Inc., which deed was dated January 20, 1965 and is of record in Book 3852, page 758, Register's Office, Davidson County, Tennessee.

This is { unimproved / improved } property, known as 86 Vaughn's Gap Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

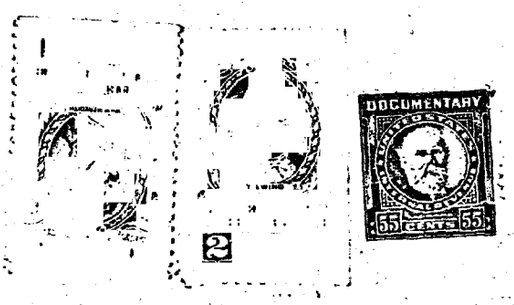
To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John A. Bruno & Wife, Evangeline T. Bruno, their *heirs and assigns, forever.*

And I *do covenant with the said* John A. Bruno & Wife, Evangeline T. Bruno *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, Irene W. Isbell, a widow,

do further covenant and bind myself my *heirs and representatives, to warrant and forever defend the title to the said land to the said* John A. Bruno & Wife, Evangeline T. Bruno, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 14 *day of* February, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*



IRENE W. ISBELL

Irene W Isbell

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary B. Cooper, a Notary Public in and for said County and State, the within named IRENE W. ISBELL

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24 day of February, 1967.

Mary B. Cooper, Notary Public.

Commission Expires 4/25/69

MARY B. COOPER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of, 19.

, Notary Public.

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as

Witness my hand and seal, at office in, this day of, 19.

Notary Public

Commission Expires

STATE TAX $ 30.75
PROBATE .50
TOTAL $ 31.25

FEB 28 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID FEB 28 1967

WARRANTY DEED

FROM

IRENE W. ISBELL

TO

JOHN A. BRUNO & WIFE,
EVANGELINE T. BRUNO

62209

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 28 12 56 PM '67
NOTED: BOOK 115 PAGE 835
RECORDING FEE $ 2.00
DEP. REG. M

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE