THIS INSTRUMENT WAS PREPARED BY:
RAYMOND H. DARROW, ATTORNEY
American Trust Building
Nashville, Tennessee

BOOK 4309 PAGE 818

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bailey G. Heflin et ux.	Same	Map 159
(NAME)	(NAME)	Par. 78
Oman Dr. Rt #2		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood Tenn. 37027		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Eleven Thousand and no/100 ---------- ($11,000.00) ---------- *DOLLARS*

cash in hand paid by Bailey G. Heflin and wife, Linda F. Heflin, the receipt of which is hereby acknowledged,

We, Frank F. Bruer, Jr. and wife, Martha A. Bruer,

have bargained and sold, and by these presents do transfer and convey unto the said Bailey G. Heflin and wife, Linda F. Heflin, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 7th, formerly the 11th, Civil District of said County and State, described according to a survey made by Stephen A. Draper, Surveyor, March 22, 1954, as follows:
Beginning at a spike in the center of Oman Memorial Drive, 500 feet easterly from the intersection of the center lines of said Drive and Granny White Pike, at the northeast corner of the property conveyed to Frank F. Bruer, Jr. and wife, by deed from Howard Gardner and wife, of record in book 2244, page 487, Register's Office for said County; thence with the center of said Drive, north 79° 29' east 200 feet to another spike; thence south 7° east 759.9 feet to an iron pin; thence north 87° 30' west 202.8 feet to an iron pin in the southeast corner of the property conveyed to Sterling Q. Groover and wife, by deed from Howard Gardner and wife, of record in book 2270, page 51, said Register's Office; thence with said Bruer and Groover's eastern boundary lines, north 7° 711.5 feet to the beginning, containing 3.45 acres, more or less.
Being the same real property conveyed to Frank F. Bruer, Jr. and wife, Bessie A. Bruer, by deed from Howard Gardner and wife, of record in book 2273, page 504, said Register's Office, the said Bessie A. Bruer having since died.

This conveyance is made subject to restrictive covenants contained in deed of record in book 2273, page 504, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 11,000.00

Subscribed and sworn to before me, this the 17th day of January, 1969

Frank F. Bruer Jr.
Affiant

My commission expires: 6-24-72 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as ..... (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 Bailey G. Heflin and wife, Linda F. Heflin, their ..... *heirs and assigns, forever.*

And We *do covenant with the said* Bailey G. Heflin and wife, Linda F. Heflin ..... *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 ..... *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Bailey G. Heflin and wife, Linda F. Heflin, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 14th *day of* January, *19* 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Frank F. Brown Jr.

Martha A. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named Frank F. Bruer, Jr. and wife, Martha A. Bruer,

*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* 17th *day of* January *, 19* 69

....., Notary Public.

Commission Expires Oct 26th 69 .

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 .....

FEB 12 69	CONV	11,000.00				
FEB 12 69 S'TAX			B*	28.60		
FEB 12 69 PR'FEE			B*	.50		
FEB 12 69	W'DEED		B*	6.00	*	35.10

WARRANTY DEED

FROM

Frank F. Bruer, Jr. et ux.

TO

Bailey G. Heflin et ux.

A 30277

IDENTIF. REFERENCE

FEB 12 2 01 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE