This Instrument Prepared by: Robert L. Trentham, 24th Floor, Life & Casualty Tower, Nashville, TN

62-15
55pd

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY ONE THOUSAND NINE HUNDRED ($41,900.00) DOLLARS, the receipt of which is acknowledged, FOCH P. BRUCE, JR., and wife, GERALDINE S. BRUCE, hereinafter called Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said HARLAN BRUNER and wife, HILDA N. BRUNER, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Sutherland Heights, Section III, as of record in Book 2663, page 117, Register's Office for said County.
>
> Said lot fronts 100 feet on the east side of Western Hills Drive and runs back 313 feet on the south line and 294.2 feet on the north line to a dead line in the rear, on which it measures 102 feet.
>
> Being the same property conveyed to Foch P. Bruce, Jr. and wife, Geraldine S. Bruce, by warranty deed from William Campbell Farris and wife, Lynne Robinson Farris, of record in Book 4435, page 814, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said HARLAN BRUNER and wife, HILDA N. BRUNER, their successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except by restrictive covenants of record in deed book 2859, page 57 and deed book 2877, page 253, Register's Office for Davidson County and be set back lines and public utilities easements as shown on plat of Record in plat book 2663, page 117, Register's Office for Davidson County.

We further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said real estate to the said HARLAN BRUNER and wife, HILDA N. BRUNER, their successors and assigns, against the lawful claims of all persons.

It is hereby agreed and understood that Harlan K. Bruner and Harlan Bruner are one and the same person'

Buyer Harlan K. Bruner
2705 Western Hills Dr.

Ind Bills
210 Federal Savings

Witness our hands this 24 day of July,
1975.

D 11680

PROBATE REFERENCE
AUG 18 3 31 PM '75

Foch P Bruce Jr.
Foch P. Bruce, Jr., Grantor

Geraldine S Bruce
Geraldine S. Bruce, Grantor

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, _____,
a Notary Public in and for said County and State, Foch P. Bruce, Jr., and wife, Geraldine S. Bruce, the within named bargainors, 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 _____, this 24 day of July,
1975.

Notary Public

NOTARY PUBLIC ALABAMA STATE AT LARGE

My Commission Expires:
Notary Public, Alabama State at Large
My commission expires Oct. 5, 1976
Bonded by Home Indemnity Co. of N. Y.

The actual consideration or value for this transfer is

$41,900

Linda N. Brunet
Affiant

Sworn to and subscribed before me this 13th day of August,
1975.

Notary Public

NOTARY PUBLIC JEFFERSON COUNTY, ALABAMA

My Commission Expires:
1-13-77

AUG 18 75	CONS	41,900.00			
AUG 18 75 S'TAX			A*	108.94	
AUG 18 75 FR'FEE			A*	.50	
AUG 18 75	MTG TAX		A*	4.00	* 113.44