This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5780 PAGE 973

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicholas D. Bruno and wife, Cecelia K. Bruno	Commerce Union Bank	75-7-71
(NAME) 659 Desmoines Drive	(NAME) P. O. Box 2546	
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, Tennessee 37076	(STREET ADDRESS) Nashville, Tn. 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Nicholas D. Bruno and wife, Cecelia K. Bruno and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Nicholas D. Bruno and wife, Cecelia K. Bruno have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $36,500.00, secured by deed of trust of record in Book 4951, page 33, Register's Office for Davidson County, Tennessee,

We, Alonzo Shelton Westbrook, III and wife, Linda Crane Westbrook

have this day bargained and sold, and do hereby transfer and convey unto the said Nicholas D. Bruno and wife, Cecelia K. Bruno

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Tulip Grove, Section 2, as of record in Book 3700, page 122, Register's Office for said County, described as follows:
Beginning at a point in the southeasterly margin of Des Moines Drive at the common front corner of Lots Nos. 61 and 62; thence with the line between said lots southeastwardly 159.85 feet to a monument; thence south 14 deg. 04' west 66.44 feet to a point in the northerly margin of Old Hickory Boulevard, if projected; thence north 83 deg. 34' west 136.81 feet to a monument at the beginning of a curve to the right having a radius of 25 feet; thence around said curve northwestwardly 43.18 feet to a monument in the southeasterly margin of Des Moines Drive; thence with the margin of same, northeastwardly 80.01 feet to the point of beginning.

Being the same property conveyed to Alonzo Shelton Westbrook, III and wife, Linda Crane Westbrook by deed from William Hall, Jr. and wife, Shirley C. Hall, of record in Book 4951, page 31, Register's Office for said County.

This conveyance is subject to the plan of record in Book 3700, page 122, Register's Office for said County, which shows an Owner's Certificate, a 40-foot minimum building setback line from Des Moines Drive, 20-foot set-back line from Old Hickory Boulevard, 20-foot easement for public utility and drainage purposes, and a 10-foot public utility and drainage purposes; and restrictive covenants of record in Book 4134, page 51, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 66,500.00

Subscribed and sworn to before me, this the 7th day of August 19 81

My commission expires: 8-12-81 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as 659 Desmoines Drive, Hermitage, Tennessee 37076 (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs 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 for 1981 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 7th *day of* August, *19* 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Alonzo Shelton Westbrook, III

Alonzo Shelton Westbrook, III

Linda Crane Westbrook

Linda Crane Westbrook

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* Alonzo Shelton Westbrook, III and wife, Linda Crane Westbrook

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* 7th *day of* August, *19* 81

Doris E. Moran *Notary Public*

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 8-12-81

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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

D-238735

WARRANTY DEED

FROM

Alonzo Shelton Westbrook, III and wife, Linda Crane Westbrook

TO

Nicholas D. Bruno and wife, Cecelia K. Bruno

G 5.4.7.0 9

IDENTIF. REFERENCE

AUG 11 11 04 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF ~~BOOK~~ 5780 ~~PAGE~~ 975

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			66500.00- CO	
			172.90 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 179.40-	
1654A08/11/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5.4.7-0 9

IDENTIF. REFERENCE

AUG 11 11 04 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 837381