WARRANTY DEED

BOOK 10706 PG 173

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,900.00

Erika Fetwaig
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26TH DAY OF NOVEMBER, 1997.

PUBLIC AT LARGE
Notary Public

MY COMMISSION EXPIRES: October 9, 1999. 7/24/98

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taura L. Daniels	SunTrust Bank, Nashville, N.A.	147-7-199
(NAME) 310 Alice Avenue	(NAME) P.O. Box 305110	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, Tennessee 37230-5110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RUSSELL BRUNER AND WIFE JENNIFER BRUNER** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAURA L. DANIELS** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Subdivision of Prichett Land, ReSubdivision of Lots No. 26, 27, 28 and 29, as shown on the Plan of record in Plat Book 7900, Page 277, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Russell Bruner, unmarried by deed of record in Book 9049, Page 157, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Jennifer Bruner executes this document, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This is improved (X) property, known as 310 Alice Avenue, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs assigns forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0375939
IDENTIF. & REFERENCE

97 DEC -3 AM 9:47

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my/our hand(s) this 26th day of November, 1997.

Russell Bruner

Jennifer Bruner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named Russell Bruner and wife Jennifer Bruner, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 26th day of November, 1997

Commission expires: October 9, 1999

Lori Holloway Notary Public

BOOK 10706 PG 174

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10706 PG 175

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

CO TX 269.72
PRFEE 1.00
MISCEL 8.00
TOTAL 278.72

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/03/97

0375939
IDENTIFICATION REFERENCE

97 DEC -3 AM 9:47

FELIX Z. WILSON, REGISTER
DAVIDSON CO., NASHVILLE, TENN.

No. 1227311