BOOK 3932 PAGE 118

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janie F. Breece (NAME)	First Federal Savings & Loan Assn. (NAME)	8DA 33419
539 River Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue, N. (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by Janie F. Breece, to her sole and separate estate

hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Ruby L. Breece, Jr., and wife, Janie F. Breece

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said 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. 317 on the Plan of Charlotte Park, Section 11, of record in Book 2900, pages 79 and 80, Register's Office for said County.

SAID lot No. 317 fronts 75 feet on the southwesterly side of River Rouge Drive, and runs back 154.4 feet on the northwesterly line and 147.2 feet on the southeasterly line to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Ruby L. Breece Jr., and wife Janie F. Breece, by deed from Edwin T. Baker, Jr., and wife Elizabeth D. Baker, as of record in Book 3311, page 283, R.O.D.C., Tennessee.

This conveyance is made subject to a first mortgage being held by First Federal Savings & Loan Assn, of Nashville, Tennessee.

This is unimproved ( ) improved ( ) property, known as 539 River Rouge Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 and 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.

WITNESS our hands this the 27 day of May, 1965.

Ruby L. Breece Jr.
Janie F. Breece

STATE TAX $ 3.15
PROBATE .50
TOTAL $ 3.65

SEP 8 1965
JAMES A. CARNEY & SONS NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, JAMES F. WORRALL, COUNTY COURT CLERK DAVIDSON COUNTY, TENN. a Notary Public in and for said County and State, the within named Ruby L. Breece, Jr. and wife Janie F. Breece

PAID SEP 8 - 1965

the 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 Nashville, Tennessee, this 31 day of May, 19 65.

Commission expires 1-2 5-69

Notary Public

WARRANTY DEED

FROM
Ruby L. Breece, Jr., et ux

TO
Janie F. Breece, to her soul and separate estate
539 River Rouge Dr.

Attorneys TITLE COMPANY, INC. NASHVILLE, TENN.

This deed drawn by
James A. Carney, Atty
303 Stahlman Bldg.
Nashville, Tennessee

DOCUMENTARY 55 Cents 55

96431

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 8 9 45 AM '65

NOTE BOOK 112 PAGE 315
RECORDING FEE $ 3.65
DEP. REG.