This instrument was prepared by JOHN G. DOAK, Attorney
Firm of WARFIELD & ENTREKIN, American Trust Building, Nashville, Tennessee

WARRANTY DEED

BOOK 4054 PAGE 723

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Vera F. Breece, a Widow (NAME:)	Fidelity Mtg Co (NAME:)	Map 133-14
504 Elaine Dr. (STREET ADDRESS OR ROUTE NUMBER)	416 Union St (STREET ADDRESS)	Par 19
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville (CITY) (ZONE) (STATE)	6D

For and in Consideration of the sum of ----------Ten & No/100---------- ----------($10.00)---------- *DOLLARS*

cash in hand paid by MRS. VERA F. BREECE, A WIDOW, and other good and valuable considerations the receipt of all of which is hereby acknowledged, and the agreement of MRS. VERA F. BREECE, A WIDOW, to assume and agree to pay the unpaid balance of a loan in the original principal amount of $11,650.00, of record in Book 2460, page 467, Register's Office for Davidson County, Tennessee.

MRS. PHYLLIS D. HOLDREDGE, A WIDOW, has ~~x~~ *bargained and sold, and by these presents do transfer and convey unto the said* Mrs. Vera F. Breece, a widow, her ..... *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. 72 of Abbay Hall Subdivision, Section I, as of record in Book 2331, page 18, Register's Office for Davidson County, Tennessee.

SAID Lot No. 72 fronts 86 feet on the northerly side of Elaine Drive and runs back between lines 181.9 feet on the westerly line and 181.3 feet on the easterly line to a dead line at the rear measuring 86 feet thereon.

BEING the same property conveyed to Gene R. Holdredge and wife Phyllis D. Holdredge, by deed from Wilburn L. Newson, and wife, Amber Martin Newsom, of record in Book 2922, page 172, Register's Office for Davidson County, Tennessee. The said Gene R. Holdredge having since died.

CONVEYANCE of this property is made subject to Restrictive Covenants of record in Book 2345, page 514, and as amended in Book 2393, page 627, Register's Office for Davidson County, Tennessee. And the plan of record shows an owner's certificate, a 65-foot minimum building setback line from Elaine Drive and a 10-foot easement for public utility purposes along the rear line of said lot, as of record in Book 2331, page 18.

unimproved ( )
This is improved ( ) property, known as Elaine Drive (House Number) (Street) P. O. Address: Nashville (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 Mrs. Vera F. Breece, a Widow, her *heirs and assigns, forever.*

And I *do covenant with the said* Mrs. Vera F. Breece, a Widow *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for current taxes and a deed of trust of record in Book 2460, page 467, Register's Office for Davidson County, Tennessee.

And I, Phyllis D. Holdredge, a widow, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Mrs. Vera F. Breece, a widow, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 31st *day of* August, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Mrs. Phyllis D. Holdredge, a widow
MRS. PHYLLIS D. HOLDREDGE, A WIDOW

[redacted]

STATE OF ~~TENNESSEE~~ Wisconsin
COUNTY OF ~~DAVIDSON~~ Winnebago

Personally appeared before me, Robert Campbell, *a Notary Public in and for said County and State, the within named* Mrs. Phyllis D. Holdredge, a widow

the bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ~~NASHVILLE~~, Neenah, Wisconsin, ~~County~~, *this* thirty-first *day of* August, *19*66.

Robert Campbell, *Notary Public*

Commission Expires September 8, 1968

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.....

American Trust Escrow

WARRANTY DEED

FROM

MRS. PHYLLIS D. HOLDREDGE,

A WIDOW

TO

MRS. VERA F. BREECE, A WIDOW

STATE TAX $ 1450
PROBATE 50
TOTAL $ 2000

SEP 9 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

PAID SEP 9 -1966

42816

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 9 8 59 AM '66

NOTED BOOK 1147 PAGE 803

RECORDING FEE $ 2.00

DEP. REG.

BOOK 4054 PAGE 726

Compliments of

Guaranty Title Company

A Division of

...nce Company

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Union

/ESSEE

