WARRANTY DEED BOOK 4297 PAGE 971

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Evelyn A. Chappell, et al	Evelyn A. Chappell, et al	Map 149-12
(NAME) 1010 Percy Warner Blvd.	(NAME) 1010 Percy Warner Blvd.	Par. 67
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	RW

FOR AND IN CONSIDERATION of the sum of Twenty-eight Thousand Five Hundred and No/100 ----------($28,500.00)---------- *Dollars,*

cash in hand paid by Evelyn A. Chappell and Irene C. Hooberry, the receipt of all of which is hereby acknowledged,

We, D. G. Breece and wife, Wilma O. Breece

have this day bargained and sold, and do hereby transfer and convey unto the said Evelyn A. Chappell and Irene C. Hooberry, jointly for life and upon the death of either to the survivor in fee, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lot No. 71 on the Plan of Warner Park Valley, of record in book 3600, page 13, Register's Office for said County.
Said lot No. 71 fronts 100 feet on the easterly side of Percy Warner Boulevard and runs back between parallel lines 150 feet to L & N Railroad right-of-way.
Being the same property conveyed to Delbert G. Breece and wife, Wilma O. Breece, by deed from Bruce Batson and wife, of record in book 4281, page 435, Register's Office for said County.

This conveyance is made subject to 25-foot public utilities easement along rear line of premises, 30-foot building setback line from Percy Warner Boulevard, and conditions of owners certificate as shown on plan of record in book 3600, pages 12, 13 and 14, Register's Office for said County; and to restrictive covenants contained in an instrument of record in book 3466, page 89, and amended in book 3577, page 511, and book 3702, page 465, and made applicable by book 3534, page 128, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 28,500.00

Subscribed and sworn to before me, this the 2nd day of January 1969

Affiant Evelyn A Chappell

My commission expires: June 6, 1972 (Affix Seal)

Notary Public Mary E. Rogers

This is unimproved ( ) improved (X) property, known as 1010 (House Number) Percy Warner Blvd. (Street) Nashville (P. O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Evelyn A. Chappell and Irene C. Hooberry, jointly for life and upon the death of either to the survivor in fee, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Evelyn A. Chappell and Irene C. Hooberry, jointly for life and upon the death of either to the survivor in fee, thei *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness we *hand* s *this* 2nd *day of* January, 19 69 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

D G Breece

Wilma O Breece

This Instrument Was Prepared By

Cecil W Pedigo

Of The Law Firm Pedigo & Saindon
Stahlman Building; Nashville, Tennessee

BOOK 1237 PAGE 972

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... Mary Emery ....., *a Notary Public in and for said County and State,* D. G. Breece and wife, Wilma O. Breece .....

the within named 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 Nashville, *Tennessee this* 2nd *day of* January, *19* 69

Mary Emery
Notary Public

Commission expires June 6, 1972

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 .....

Blue Title 207064

WARRANTY DEED

FROM

D. G. Breece, et ux

TO

Evelyn A. Chappell, et al

A 25653

IDENTIF. REFERENCE

JAN 3 2 07 PM '69

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

JAN-3 CONV 28,500.00
JAN-3 S'TAX B* 74.10
JAN-3 PR'FEE B* .50
JAN-3 W'DEED B* 3.00 * 77.60

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE