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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF January, 1970.

Notary Public

MY COMMISSION EXPIRES: 10-18-70

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney, 105 Stahlman Building, Nashville, Tennessee 37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elmer D. Breedlove, et ux (NAME)	MURPHREE MORTGAGE COMPANY (NAME)	MAP 75-7
4416 Baton Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	226--3rd Avenue North (STREET ADDRESS)	PAR 76
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	

FOR AND IN 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, F. E. Stratton, Jr., and wife, Bettie S. Stratton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elmer D. Breedlove and wife, Jacolyn A. Breedlove

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. 184, Tulip Grove, Section 4, of record in Book 4175, page 12, Register's Office for said County.

SAID Lot No. 184 fronts 86.00 feet on the westerly side of Baton Rouge Drive and extends back 167.36 feet on the northerly line and 172.89 feet on the southerly line, to a dead line at the rear, measuring 64.45 feet thereon.

BEING the same property conveyed to F. E. Stratton, Jr., and wife, Bettie S. Stratton, by deed from Miller Kimbrough, Trustee, of record in Book 4343, page 330, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4416 Baton Rouge Drive (House Number) (Street) Hermitage, Tennessee (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 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 hand s this 19th day of January, 1970

F. E. Stratton Jr

Bettie S. Stratton

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named F. E. Stratton, Jr., and wife, Bettie S. Stratton

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 19th day of January, 1970.

Commission expires October 18, 1970

Patricia Lantz
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
F. E. STRATTON, JR. AND WIFE,

TO
BETTIE S. STRATTON

TO
ELMER D. BREEDLOVE, AND WIFE,

JACOLYN A. BREEDLOVE

A 6 6 8 9 8

IDENTIF. REFERENCE

JAN 27 9 39 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

JAN27 70	CONV	24,500.00				
JAN27 70	S'TAX		A*	63.70		
JAN27 70	PR'FEE		A*	.50		
JAN27 70	W'DEED		A*	3.00	*	67.20