TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James P. Breen (NAME)	Same as New Owner (NAME)	~~4-11-24737~~
4513 Baton Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	BOOK 4452 PAGE 419 (STREET ADDRESS)	Map 75-4
Hermitage, Tennessee 37076 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Par. 73 PW

For and in consideration of the sum of $10.00
TEN AND NO/100---------- DOLLARS
cash in hand paid by
JAMES P. BREEN AND WIFE, MARY B. BREEN
hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,
TUCKER L. HAYNES AND WIFE, BILLIE J. HAYNES
hereinafter referred to as 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:

Being Lot No. 306 on the Map of Tulip Grove, Section V, as of record in Book 4175, page 71, Register's Office for said County.
Said Lot No. 306 fronts 90 feet on the southeasterly side of Baton Rouge Drive, and extends back 140.8 feet on the northeasterly line and 169.68 feet on the southwesterly line to a dead line in the rear on which it measures 98.81 feet.
Being part of the property conveyed to Tucker L. Haynes, by deed from Miller Kimbrough, Trustee, as of record in Book 4383, page 895, said Register's Office.

This is unimproved ( ) improved (X) property, known as 4513 Baton Rouge Drive (House Number) (Street) Hermitage, Tennessee 37076 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.

Whenever 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 14th day of October, 19 70

x Billie J. Haynes — Billie J. Haynes

Tucker L. Haynes — Tucker L. Haynes

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Tucker L. Haynes and wife, Billie J. Haynes 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 14th day of October, 19 70

Commission expires April 24, 1974 Notary Public

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
JAMES P. BREEN, ET UX.

To
TUCKER L. HAYNES, ET UX.

REGISTER STAMP BELOW
The actual consideration or value of this transfer, whichever is greater is $29,000.00
The property (whichever is greater) is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 14th day of October, 1970
My commission expires April 24, 1974

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

PLEASE PUT IN TENN. TITLE CO. BOX

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

A 93157

IDENTIF. REFERENCE

OCT 15 12 09 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT 15	CONV	29,000.00				
OCT 15	S'TAX		A*	75.40		
OCT 15	PR'FEE		A*	.50		
OCT 15	W'DEED		A*	3.00	*	78.90