BOOK 1608 PAGE 534

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
	First Federal Savings	107-5
(NAME)	(NAME) Union at Fourth	Par 55
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged; we,

JUN-8	CONV	16,500.00			
JUN-8	S TAX		A*	42.90	
JUN-8	PR FEE		A*	.50	
JUN-8	WDEED		A*	4.00	* 47.40

Robert L. Breeding and wife, Donna E. Breeding

have bargained and sold, and by these presents do transfer and convey unto the said John Wilson James and wife, Sammie G. James

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 174 on the Plan of Bel-Air, Section II, as of record in Book 2900, pages 29, 30, 31 & 32, Register's Office for said County.

Said Lot No. 174 fronts 62.5 feet on the southwesterly side of Patricia Drive and extends back 148.8 feet on the northwesterly line and 173.7 feet on the southeasterly line to a dead line in the rear on which it measures 69.4 feet.

Being the same property conveyed to Robert L. Breeding and wife, Donna E. Breeding by deed from Wayne Downs and wife, of record in Book 4438, page 103, said Register's Office.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property, and to taxes for 1972.

unimproved ( )
This is improved (X) property, known as 723 Patricia Drive, Nashville, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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 7th day of June, 1972.

Robert L. Breeding

Donna E. Breeding

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Edwin B. Castleman a Notary Public in and for said County and State, the within named Robert L. Breeding and wife, Donna E. Breeding

the bargainor S, 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 7th day of June, 1972

My commission expires Feb 4th 1975 Notary Public Edwin B. Castleman

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon this oath acknowledged himself to be the _____ of the _____ the within named bargainor, a corporation, and that he as such _____ 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 _____.

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $16,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

John Wilson James

Sworn to and subscribed before me this 7th day of June, 1972

My commission expires APR 23 1973 Notary Public

This instrument was prepared by:

This instrument prepared by

Name STEPHENSON, LACKEY & HOLMAN Address

First Federal Building
Nashville, Tennessee 37219

PLEASE MAIL TO * Mr. John W. James, 723 Patricia Drive, Nashville, Tenn. 37217

B 62615

16,500.00

WARRANTY DEED

FROM ROBERT L. BREEDING AND WIFE, DONNA E. BREEDING

TO JOHN WILSON JAMES & WIFE, SAMMIE G. JAMES

IDENTIF. REFERENCE

JUN 8 2 36 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219