084121-4

BOOK 4631 PAGE 389

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

B 7 3 0 8 8

FROM

Dorothy H. Rains,

TO

William E. Breedlove Et Ux

For draftsman's use

This Instrument Prepared By
CLYDE PAUL HOLLAND
2011 Parkway Towers
Nashville, Tenn. 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willaim E. Breedlove (NAME)	Fidelity Federal Savings & Loan (NAME)	
1021 N. Graycroft Ave. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	33-16
Nashville, Tenn (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	19

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

AUG 24 2 48 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 26,000.00 William E. Breedlove
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August 1972

Notary Public

MY COMMISSION EXPIRES: August 21, 1976

(AFFIX SEAL)

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)----------DOLLARS cash in hand paid by WILLIAM E. BREEDLOVE and wife, ESTHER H. BREEDLOVE, and other good and valuable considerations, receipt of which is hereby acknowledged,

DOROTHY H. RAINS, a widow

has ~~have~~ does bargained and sold, and by these presents do transfer and convey unto the said

WILLIAM E. BREEDLOVE and wife, ESTHER H. BREEDLOVE

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. 152 on the Plan of Primrose Acres, Section 2, of record inBook 2900, page 44, Register's Office for said County, described as follows:

BEGINNING at a point in the northwesterly margin of Graycroft Avenue, the common corner of Lots 152 and 153; thence with the line between said lots, northwestwardly 281 feet to a point; thence northeastwardly 146 feet to a point in the southwesterly margin of Apple Valley Road; thence with the margin of the same, southeastwardly 256 feet to a point; the beginning of a curve; thence southwardly around said curve with a radius of 25 feet, 39.27 feet to a point in the northwesterly margin of Graycroft Avenue; thence with the margin of the same, southwestwardly 121 feet to the point of beginning.

BEING property conveyed to Ernest D. Rains and wife, Dorothy H. Rains, by deed from Gaines and Gregory Construction Company, Inc. of record in Book 3103, page 137, Register's Office for Davidson County, Tennessee. The said Ernest D. Rains having since died.

This conveyance is made subject to the plan of record which shows an owners certificate, a 40-foot minimum building setback line from Apple Valley Road and a 40-foot minimum building setback line from Graycroft Avenue, and a 30-foot easement for drainage purposes along the westerly line of said lot, and easement for overhang across the easterly frontage of said lot; restrictive covenants of record in Book 2965, page 520 as amended in Book 3000, page 228, said Register's Office

BOOK 4631 PAGE 390

WD-2

This is (unimproved ( ) improved (X)) property, known as 1021 N. Graycroft Avenue (House Number) (Street) Nashville 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 WILLIAM E. BREEDLOVE and wife, ESTHER H. BREEDLOVE their heirs and assigns, forever.

And I do covenant with the said WILLIAM E. BREEDLOVE and wife, ESTHER H. BREEDLOVE 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. escept asof record.

And I, Dorothy H. Rains, 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 WILLIAM E. BREEDLOVE and wife, ESTHER H. BREEDLOVE, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 21st day of August, 1972

Dorothy H. Rains
DOROTHY H. RAINS

AUG 24 72 CONV 26,000.00
AUG 24 72 S TAX A* 67.60
AUG 24 72 PR FEE A* .50
AUG 24 72 WDEED A* 4.00 * 72.10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy H. Rains

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 Tennessee, this 21st day of August, 19 72

Elinor M. Ewell
Notary Public

Commission expires Feb. 11, 1976

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 .