BOOK 4813 PAGE 618

Charlton Realty Co
2 Lots in Subdivision
Nashville, Tenn.
Mail -7 37217

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James E. Breese (NAME)	Home Federal Savings & Loan (NAME)	117/50-5
433 Cedarcliff (Lot 225) (STREET ADDRESS OR ROUTE NUMBER)	Life & Casualty Tower (STREET ADDRESS)	117/31
Nashville 37205 Tenn (CITY) (P. O. ZONE) (STATE)	Nashville 37219 Tenn. (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

---------- Dollars.

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4725, page 768, Register's Office for said County.

We, Otis W. Charlton and wife, Louise R. Charlton

have this day bargained and sold, and do hereby transfer and convey unto the said

James E. Breese and wife, Cheryl L. Breese

their ~~successors~~, heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee being Lot No. 225 of Cherry Hills Subdivision, Section IV, of record in Book 4460, page 21, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Otis W. Charlton and wife, Louise R. Charlton by deed from Dewey W. Pedigo, Trustee of record in Book 4787, page 332, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 34,679.17

Subscribed and sworn to before me, this the 30th day of April 1974

My commission expires: Oct 16, 1976 (Affix Seal)

Affiant James E. Breese

Notary Public Jackie W. Charlton

NOTARY PUBLIC AT LARGE STATE OF TENN. CHARLTON

This is { unimproved ( ) / improved ( ) } property, known as ..... (House Number) (Street) 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

James E. Breese and wife, Cheryl L. Breese,

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, except as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

James E. Breese and wife, Cheryl L. Breese, their ~~successors~~, heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 30th day of April, 1974 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Otis W. Charlton

Louise R. Charlton

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Sanders

Stahlman Building: Nashville, Tennessee

RECEIVED FOR RECORD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Julie W. Charlton, *a Notary Public in and for said County and State,*

Otis W. Charlton and wife, Louise R. Charlton

the within named 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* 30th *day of* April, 1974.

JULIE W. CHARLTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires Oct. 16, 1976 Julie W Charlton *Notary Public*

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 .....

MAY-97	CONV	34,679.17				
MAY-97	S'TAX		A*	90.22		
MAY-97	PR'FEE		A*	.50		
MAY-97	W'DEED		A*	4.00	*	94.72

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

WARRANTY DEED

FROM
OTIS W. CHARLTON, ET UX

TO
JAMES E. BREESE, ET UX

C 53452

IDENTIF. REFERENCE

MAY 9 10 04 AM '74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PERICO & SAINDON