BOOK 4987 PAGE 628

Howard T. Breece

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
NNEY NASHVILLE, TENN. 156-16	Mr/Mrs Neil H.Tidwell 7840 Highway 100 Nashville, Tennessee	New Owner
FIELD BOOK NUMBER(S) 9D-48060	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 7840 Highway100	LOAN OR ACCOUNT NO.
		PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

JAN12'76	CONV	48,000.00		
JAN12'76	S'TAX		B* 124.80	
JAN12'76	FR'FEE		B* .50	
JAN12'76	W'DEED		B* 4.00	* 129.30

HOWARD T. BREECE and wife, PEGGY S. BREECE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto NEIL H. TIDWELL and wife, LINNIE M. TIDWELL

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 7 on the unrecorded plan of Harpeth Heights, Section II, with 1st addition being a resubdivision of part of the unrecorded plan of Harpeth Heights Subdivision of the C. H. Forehand Tract, described according to a survey made by Hal R. Swann, Jr., Surveyor, April 9, 1960, as follows:

BEGINNING at a point on the northwesterly margin of Highway No. 100, being the common corner of Lots Nos. 6 and 7 on said Plan, said point also being southwesterly 150 feet, along the northwesterly margin of said Highway from the southwest corner of the property conveyed to Charles William Mills, Sr., and wife, by deed from E. U. Buchi and wife, as of record in Book 2876, page 581; thence with the line between said two lots, northwesterly 234.4 feet to a point in the E. U. Buchi property line; thence with said Buchi's line southwesterly 160 feet to the northerly corner of Lot No. 8 on said plan; thence with the line between said lots Nos. 7 and 8, southeasterly 236.2 feet to the northwesterly margin of said Highway; thence with said Highway, northeasterly 160 feet to the beginning.

Being the same property conveyed to Howard T. Breece and wife, Peggy S. Breece, by deed from E. U. Buchi and wife, Louise B. Buchi, as of record in Book 3067, page 155.

This conveyance is made subject to restrictions of record in Book 3067, page 155.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. Except for 1976 taxes which have been prorated and assumed by Grantees herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 9th day of January, 1976.

Howard T. Breece

Howard T. Breece

Peggy S. Breece

Peggy S. Breece

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4987 PAGE 629

Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Howard T. Breece and wife, Peggy S. Breece

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, the 9th day of January, 19 76.

My commission expires: 7-27-77

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 48,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January, 1976

MY COMMISSION EXPIRES: 7-27-77 (AFFIX SEAL) Notary Public

WARRANTY DEED

DBH:mas

FROM

HOWARD T. BREECE AND WIFE

TO

NEIL H. TIDWELL AND WIFE

D 3 1 7 7 9

IDENTIFICATION REFERENCE

JAN 12 3 29 PM '76

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Natl. Bk. Bldg.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires: _____

Notary Public