Send tax bills to :
Kermit L. Breed
Rt #4 - Box 348
Mt. Juliet, Tenn
Mail 0-7

This instrument prepared by:
YELTON & TURNER
Attorneys at Law
Mt. Juliet, Tennessee

BOOK 4993 PAGE 379

WARRANTY DEED

Map 124
Par. 32 no.

THIS INDENTURE made and entered into on this the 14th day of Jan., 1976, by and between

H. W. McMENAWAY AND ROBERT BASS

hereinafter referred to as the GRANTORS, and

KERMIT L. BREED AND WIFE, BARBARA R. BREED

hereinafter referred to as the GRANTEES.

WITNESS, That for and in consideration of the sum of TEN ($10.00) DOLLARS CASH IN HAND PAID GRANTORS BY GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS,

the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, the following described tract or parcel of land, to-wit:

Lying and being in the 4th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the westerly margin of a farm road located 1696.5 feet more or less north of Pugh Road; thence N 87° 54' 21" W 909.41 feet to an iron pin; thence N 4° 06' E 1040.01 feet to a concrete monument; thence S 80° 53' E 921.05 feet to a concrete monument; thence S 5° 00' W 399.40 feet to an iron pin; thence S 68° 00' W 180.00 feet to an iron pin; thence S 29° 27' E 286.00 feet to a concrete monument; thence S 3° 47' W 210.75 feet to the point of beginning, containing 20 acres, more or less.

Grantors further grant, convey and quit claim unto grantees all their right, title and interest in and to a 16' right-of-way which commences at the southeast corner of the property herein conveyed and runs S 3° 47' W 1696.5 feet to Pugh Road.

Being part of the property conveyed to Harvey A. Thomas and Robert Bass by deed from Drexel Smallwood and wife, Delois Smallwood of record in Book 4603, Page 516, Register's Office for Davidson County, Tennessee. Harvey A. Thomas has conveyed his one-half interest to H. W. McMenaway by deed of record in Book 4664, Page 439, RODC.

STATE OF TENNESSEE
COUNTY OF Wilson

I, (or we) swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $17,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant Kermit L Breed

Subscribed and sworn to before me this the 14th day of Jan 19 76

Notary Public Charlie M Upston

My commission expires 2-5-79

NOTARY PUBLIC WILSON COUNTY, TENN.

GUY E. YELTON
ATTORNEY-AT-LAW
OAKLAND AVENUE
MT. JULIET, TENNESSEE 37122

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unincumbered.

The GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS OUR HANDS on this the day and date first above written.

H. W. McMenaway

Robert Bass

D34438

IDENTITY REFERENCE

FEB 2 11 00 AM '76

REGISTER DAVIDSON COUNTY, TENN.

FEB-2%	CONV	17,500.00			
FEB-2% S'TAX			B*	45.50	
FEB-2% PR'FEE			B*	.50	
FEB-2%	W'DEED		B*	4.00	* 50.00

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor,

H. W. McMENAWAY AND ROBERT BASS

with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office in Mt. Juliet, Tenn. on this the 14th, day of January, 1976.

Willadeen Miller

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-26-78

WILLADEEN MILLER NOTARY PUBLIC WILSON COUNTY, TENN.