Prepared By:

David S. Zinn
INGRAHAM, YOUNG & CORBETT
1720 Parkway Towers
Nashville, Tennessee 37219

BOOK 5010 PAGE 697

NEW OWNER'S ADDRESS	TAX BILLS TO:	MAP-PARCEL NO.
Gerald Breedlove and wife, Frances 639 Elysian Fields Road Nashville, Tennessee 37212	Guaranty Mort-gage	132-16 54

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JAMES WAYNE WALLACE

as GRANTOR herein does hereby grant, bargain and by these presents does transfer and convey unto:

GERALD BREEDLOVE

and

FRANCES BREEDLOVE, his wife

as GRANTEES herein, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 860 on the Plan of Caldwell Hall, Section XIII, as of record in Book 3300, page 66, Register's Office for said County.

Said Lot No. 860 fronts 94.45 feet on the southerly side of Elysian Fields Road and extends back 183.9 feet on the westerly line and 170 feet on the easterly line to a dead line in the rear on which it measures 61.3 feet.

Being the same property conveyed to James W. Wallace by deed of record in Book 4772, page 451 and by deed of record in Book 4960, page 739, said Register's Office, for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owners certificate, a 30-foot set-back line from Elysian Fields Road, a 10-foot easement for public utilities and drainage along the southerly rear line, an easement 20-feet wide for a sewer running east and west through the southerly part of the lot, and an easement 5-feet wide along the

easterly side line for utilities; restrictions of record in Book 3400, page 226, as amended in Book 3435, page 357 and as further amended in Book 3502, page 555, said Register's Office. BOOK 5010 PAGE 698

GRANTEES herein assume and agree to pay the balance outstanding under that certain Deed of Trust executed by James Wayne Wallace and wife, Sharlene H. Wallace to Herschel Greer Trustee, of record in Book 4772, page 453, Register's Office for Davidson County, Tennessee; assigned to Tennessee Housing Development Agency as recorded in Book 4878, page 269, aforesaid records to secure a note dated November 27, 1973, in the original principal balance of Thirty Two Thousand ($32,000.00) Dollars, payable to Guaranty Mortgage Company of Nashville according to the terms and conditions therein recited; said outstanding principal balance on the date hereof being Thirty One Thousand Six Hundred Twenty-Three and 66/100 ($31,623.66) Dollars.

THIS IS improved property known as 639 Elysian Fields Road, Nashville, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said GERALD BREEDLOVE and wife, FRANCES BREEDLOVE, their heirs and assigns forever.

And I do covenant with the said GERALD BREEDLOVE and wife, FRANCES 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 unemcumbered, except as of record.

And I, JAMES WAYNE WALLACE, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GERALD BREEDLOVE and wife, FRANCES BREEDLOVE, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 29 day of March, 1976.

Gerald Breedlove
GERALD BREEDLOVE, Grantee

James Wayne Wallace
JAMES WAYNE WALLACE, Grantor

Frances Breedlove
FRANCES BREEDLOVE, Grantee

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned Notary Public in and for said County and State, the within named JAMES WAYNE WALLACE, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 29th day of March, 1976.

Jeanette L Banks
NOTARY PUBLIC

My Commission Expires:
My Commission Expires July 24, 1977

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $39,402.75.

Gerald Breedlove
GRANTEE

Sworn to and subscribed before me this 29th day of March, 1976.

Jeanette L Banks
NOTARY PUBLIC

My Commission Expires:
My Commission Expires July 24, 1977

FILED FOR REFERENCE
MAR 31 2 20 PM '76
FELIX DAVIDSON
REGISTER
DAVIDSON COUNTY, TENN.

D 4257

AR3176 CONV 39,402.75
AR3176 STAX B* 102.44
AR3176 RDFEE B* .50
WDEED B* 6.00 * 108.94