FORM NO. WD-1

BOOK 5053 PAGE 323

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 19 76

Notary Public

MY COMMISSION EXPIRES: 1-29-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Peggy Akin, 905 Gallatin Road, Madison, Tennessee 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Phillip Breen, etux	New Owners	54-15-2
(NAME)	(NAME)	
4513 Baton Rouge Dr.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tenn. 37076		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~, I, J. R. Coarsey, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Phillip Breen and wife, Mary Josephine Breen

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 4th Civil District of Davidson County , Tennessee, being Lot No. 285 on the Plan of Brandywine Farms, Section 17, as of record in Book 4860, page 70, Register's Office for said County.

Said Not No. 285 fronts 138.0 feet on the westerly side of Willow Bough Lane, and extends back 353.6 feet on the southerly line and 351.0 feet on the northerly line, to a broken line in the rear on which it measures 146.2 feet.

Being part of the same property conveyed to J. R. Coarsey, Trustee by deeds from B. C. & D. Company, Inc., of record in Book 4439, page 274; and from Maryadelle C. Brown, et al, of record in Book 4979, page 244; said Register's Office.

Taxes for the year 1976 have been prorated and assumed by the grantees.

This is unimproved (X) improved ( ) property, known as Lot # 285, Willow Bough Lane, Old Hickory, Tenn. 37138
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness ~~my~~ hand this 30th day of July, 1976

J. R. COARSEY, TRUSTEE

STATE OF TENNESSEE
Davidson County

BOOK 5053 PAGE 324

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. R. COARSEY, TRUSTEE

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 Madison, Tennessee, this 30th day of July 1976

Commission expires 1-29-77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

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

My commission expires _____

Notary Public

Mail to:J.R.Coarsey Realty Co
905 Gallatin Rd., Madison,
Tennessee 37115

WARRANTY DEED

FROM

J. R. COARSEY, TRUSTEE

TO

JAMES PHILLIP BREEN AND WIFE,

MARY JOSEPHINE BREEN

D 6 1 4 4 8

IDENTIF. REFERENCE

AUG 3 9 23 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG-3%	CONV	15,000.00		
AUG-3% S'TAX			B* 39.00	
AUG-3% PRTFEE			B* .50	
AUG-3%	W'DEED		B* 4.00	* 43.50

[illegible] 383