BOOK 5074 PAGE 409 FILE BOX 3

Lot 65: 11D 05090
Map 50-4
Parcel 27

Lot 66: 11D 05095
Map 50-4
parcel 28

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

25,800.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER 19 76

Notary Public

MY COMMISSION EXPIRES: 7-1-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry T. Breeden (NAME)	Allstate Enterprises Mtg. Corp. (NAME)	
1025 Due West Avenue (STREET ADDRESS OR ROUTE NUMBER)	527 South Manchester Avenue (STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Anaheim, CA 92803 (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 Johnny M. Price et ux Devery R. Price

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry T. Breeden et ux Cathy R. Breeden

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:

BEING Lot Nos. 65 & 66 on the unrecorded plan of Due West Valley Acres located in the 11th Civil District of Davidson County, Tennessee, more described as follows:

BEGINNING at a point in the southerly margin of Due West Avenue, said point being 1297.55 feet, more or less, from the easterly margin of Dickerson Road and being the common boundary line between Lot No. 64 and 65; thence east with said Due West Avenue 200 feet to a point, said point being the common boundary line between Lots 66 & 67; thence in a southerly direction 214.4 feet to a point; thence in a westerly direction 205.32 feet to a point, said point being the easterly boundary line of Lot 64; thence in a northerly direction with said boundary line 227.2 feet to the point of beginning.

BEING the same property conveyed to Johnny M. Price et ux Devery R. Price by deeds of record in Book 4769, Page 724, and Book 5073 , Page 591 , Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to a joint drive-way easement of record in Book 4769, Page 728, and any other existing easements of record.

This is unimproved ( ) improved (XX) property, known as 1025 Due West Avenue (House Number) (Street) Madison, Tennessee 37115 (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 our hand s this 28TH day of SEPTEMBER , 1976

Johnny M. Price

Devery R. Price

STATE OF TENNESSEE
Davidson County

BOOK 5074 PAGE 410

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnny M. Price et ux Devery R. Price

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 28TH day of SEPTEMBER 19 76

Commission expires 7-19-78

Bruce [illegible]
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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

FILE BOX

WARRANTY DEED

FROM
Johnny M. Price

TO
Larry T. Breeden

D 70777

IDENTIF. REFERENCE

OCT 4 9 03 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207

OCT-4-76	CONV	25,800.00			
OCT-4-76	S'TAX		B*	67.08	
OCT-4-76	PR'FEE		B*	.50	
OCT-4-76	W'DEED		B*	4.00	* 71.58