BOOK 5184 PAGE 788

FORM NO. WD-1

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 12th DAY OF August, 1977

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leon T. Campbell (NAME)	Commerce Union Bank (NAME)	4D 24737
4513 Baton Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	
Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (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, James P. Breen and wife, Mary B. Breen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leon T. Campbell and wife, Reba F. Campbell

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 No. 306 on the Map of Tulip Grove, Section V, as of record in Book 4175, page 71, Register's Office, Davidson County, Tennessee.

SAID Lot No. 306 front 90 feet on the southeasterly side of Baton Rouge Drive, and extends back 140.8 feet on the northeasterly line and 169.68 feet on the southwesterly line to a dead line in the rear on which it measures 98.81 feet.

BEING The same property conveyed to James P. Breen and wife Mary B. Breen, by deed from Tucker L. Haynes and wife, Billie J. Haynes, of record in Book 4452, page 419, said Register's Office.

This convenance is made subject to any and all easements, restrictions, and building lines of record in the Register's Office, Davidson County, Tennessee, especially these of record in Book 4367, page 936, and as shown on the Plan of record in Book 4175' page 71, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 4513 Baton Rouge Drive, Hermitage, Tennessee 37076
(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 our hand s this 12th day of August, 19 77

James P. Breen

Mary B. Breen

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James P. Breen and wife, Mary B. Breen

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 12th day of August 19 77

Commission expires 11-20-80

Notary Public

PUBLIC CLARK DAVIDSON COUNTY

STATE OF TENNESSEE
Davidson County

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

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

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WARRANTY DEED

FROM
JAMES P. BREEN ET UX

TO
LEON T. CAMPBELL ET UX

IDENTIF. REFERENCE

AUG 16 2 37 PM '77
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

AUG 16 77	CONV	48,000.00				
AUG 16 77	S'TAX		B*	124.80		
AUG 16 77	PR'FEE		B*	.50		
AUG 16 77	W'DEED		B*	4.00	*	129.30