BOOK 5271 PAGE 56

"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KENNETH R. BREEDEN, ET UX	SAME	Map 130-2
(NAME)	(NAME)	
109 WESTOVER DRIVE		Parcel 84
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37205		7DZ-29595
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) ----------

Dollars,

and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Sam B. Richardson, Jr. and wife, Judy C. Richardson (the "Grantors"),

have this day bargained and sold, and do hereby transfer and convey unto the said Kenneth R. Breeden and wife, Jenny P. Breeden (the "Grantees"), their

certain real estate in Davidson County, Tennessee, as follows:

~~XXXXXX~~ *heirs and assigns,*

Being Lot No. 81 on the map of the Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 421, pages 94 and 95, Register's Office for said County.

Said Lot No. 81 fronts 60 feet on the westerly side of Westover Drive and runs back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Sam B. Richardson, Jr. and wife, Judy C. Richardson, by deed from Louis W. Hilbert and wife, Beth P. Hilbert, of record in Book 3926, page 161, Register's Office for Davidson County, Tennessee.

Possession of the above-described property shall be delivered to the Grantees on or before April 8, 1978.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 60,000.00

Affiant

Subscribed and sworn to before me, this the 7th day of April, 1978

Notary Public

My commission expires: 10/18/81 (Affix Seal)

This is ( ) unimproved (X) improved property, known as 109 Westover Drive, Nashville, TN 37205
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their

~~successors~~

heirs and assigns forever. Grantors *covenant that* they are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except for 1978 real property taxes, which have been prorated and assumed by the Grantees.

Grantors *further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hand S. this 7th *day of* April, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Judy C. Richardson
JUDY C. RICHARDSON

Sam B. Richardson, Jr.
SAM B. RICHARDSON, JR.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, J. Glenn Cummings Jr. *a Notary Public in and for said County and State,* SAM B. RICHARDSON, JR. and wife, JUDY C. RICHARDSON,

the within named bargainors, 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* 7 *day of* April, *19*78.

J. Glenn Cummings Jr. *Notary Public*

Commission expires 2/25/80

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *of the* ..... *the within named bargainor, a corporation, and that* .... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

APR-7[78]	CONV	60,000.00			
APR-7[78]	S'TAX		B*	156.00	
APR-7[78]	PR'FEE		B*	.50	
APR-7[78]	W'DEED		B*	4.00	* 160.50

WARRANTY DEED

FROM
SAM B. RICHARDSON, JR., ET UX.
TO
KENNETH R. BREEDEN, ET UX.

E 5 8 7 2 5

IDENTIF. REFERENCE

APR 7 3 25 PM '78

FELIX 7 [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238