This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5742 PAGE 53

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sally W. Fyke and Julie Ann Agee	Mercantile Mortgage Company	103-3-26
(NAME)	(NAME)	
5508 Bon Air Circle	P. O. Box 14569	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37209	St. Louis, Missouri 63178	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Sally W. Fyke and Julie Ann Agee and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Ronald R. Breece and wife, Gayle L. Breece

have this day bargained and sold, and do hereby transfer and convey unto the said Sally W. Fyke and Julie Ann Agee

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Richland Meadows, Section 2, as of record in Book 2083, page 72, Register's Office for said County.

Said Lot No. 98 fronts 60 feet on the east side of Bon Air Circle and extends back 166 feet on the south line and 160.5 feet on the north line to a dead line measuring 87.84 feet thereon.

Being the same property conveyed to Ronald R. Breece and wife, Gayle L. Breece by deed from Eugene Briggs Martin and wife, Cecelia Anne Martin, of record in Book 5007, page 68, Register's Office for said County.

This conveyance is subject to the plan of record in Book 2083, page 72, Register's Office for said County, which shows an Owner's Certificate, a 30-foot minimum building setback line from Bon Air Circle, a 10-foot easement for public utility purposes, a utility anchor easement, a traverse line across the rear portion of said lot, a 10-foot easement for sewer across the center portion and a 5-foot easement for sewer along the southeasterly side line of said lot; and restrictive covenants of record in Book 2152, page 121, and Book 2195, page 256, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,000.00

Subscribed and sworn to before me, this the 30th day of April 1981

Affiant Ronald R Breece

My commission expires: 1-18-82 (Affix Seal)

Notary Public Mary W. Whitaker

unimproved ( )
This is improved (X) property, known as 5508 Bon Air Circle, Nashville, Tennessee 37209
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we 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 1981 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our 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.

Whenever 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 hands this 30th *day of* April *19*81*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ronald R Breece
Ronald R. Breece

Gayle L Breece
Gayle L. Breece

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary W. Inkebrum, *a Notary Public in and for said County and State,* Ronald R. Breece and wife, Gayle L. Breece

the within named 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 30th *day of* April, 1981

Mary W. Inkebrum
Notary Public

Commission expires 1-18-82

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* ..... *self to be* ..... *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 ....., *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM

Ronald R. Breece and wife,
Gayle L. Breece

TO

Sally W. Fyke and Julie Ann
Agee

4253 05/06 107.90- CHECK

G 40693

IDENTIF. REFERENCE

MAY 6 1 51 PM '81

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5742 PAGE 55

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			39000.00- CO	
			101.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	107.90-
			4253A05/06/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

640693

IDENTIFICATION

MAY 6 1 51 PM '81

No. 820600