This instrument was prepared by:
ROBERT L. ENGLISH
Attorney at Law
Springfield, Tennessee

Send tax bills to:
Third National Mortgage Company
P.O. Box 2628
Nashville, Tennessee 37219
Fld Bk 11D-61005, Map 43-6, Par 190

WARRANTY DEED

BOOK 6369 PAGE 849

THIS DEED OF CONVEYANCE, executed and delivered by HELEN FAULKNER EDWARDS YOUNG and husband, ALFRED E. YOUNG, hereinafter called the Grantors; to BESSIE R. BREEDEN, hereinafter called the Grantee;

WITNESSETH: That for and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, we, the said Grantors, have this day bargained and sold and do hereby sell, transfer and convey unto the said Grantee, heirs and assigns, the following described real property, to-wit:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Madison Park, Section 3, as of record in Book 3500, page 104, Registe's Office for Davidson County, Tennessee.

Said Lot No. 62 fronts 95.0 feet on the Easterly side of Becklea Drive and extends back 141.1 feet on the Northerly line and 89.58 feet on the Southerly line to a dead line in the rear measuring 77.0 feet thereon.

Being the same property conveyed to Edward L. Edwards and wife, Helen M. Edwards by deed from Frank R. Tinnon and wife, Sara W. Tinnon, of record in Book 4874, page 135, Register's Office for Davidson County, Tennessee, the said Edward L. Edwards and Helen M. Edwards having since divorced and title having vested in Helen Faulkner Edwards by Final Judgment of record in Minuet Book 108C, page 1932, Third Circuit Court for Davidson County, Tennessee, a certified copy of which is of record in Book 6366, page 122, Register's Office for Davidson County, Tennessee, the said Helen Faulkner Edwards having remarried, now being Helen Faulkner Edwards Young.

RESTRICTIONS: This conveyance is made subject to restrictions appearing of record in Book 3974, page 933, Register's Office for Davidson County, Tennessee, and to easements and setback lines as indicated in Book 3500, page 104, Register's Office aforesaid.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns. The said Grantors covenant with the said Grantee, heirs and assigns: 1) That they are lawfully seized in fee of said land; 2) That they have a good and perfect right to make this conveyance; 3) That said land is unencumbered; and 4) That they will warrant and defend the title in and to said land against the lawful claims and demands of all persons, whomsoever.

POSSESSION shall be given on or before 15 days from date of deed.

TAXES for the year 1984 shall be pro-rated to date of deed.

DATED this 28TH day of AUGUST, 1984 at Springfield, Tennessee.

Helen Faulkner Edwards Young
HELEN FAULKNER EDWARDS YOUNG

Alfred E Young
ALFRED E. YOUNG

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HELEN FAULKNER EDWARDS YOUNG and husband, ALFRED E. YOUNG, bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes contained therein.

Witness my hand and seal of office this 28 day of AUGUST, 1984 at Springfield, Tennessee.

BOOK 6369 PAGE 851

My commission expires: 10/2/85.

Diane J Chmiel
NOTARY PUBLIC

* * * * * *

I, or we, hereby swear or affirm that the actual consideration for this transfer, or the value of the property or interest in property transferred, whichever is greater, is $43000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Jessie R Breeden
AFFIANT

Subscribed and sworn to before me, this 28 of AUGUST 1984

Diane J Chmiel
REGISTER or NOTARY PUBLIC

My commission expires: 10/2/85.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HELEN FAULKNER EDWARDS YOUNG and husband, ALFRED E. YOUNG, bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes contained therein.

Witness my hand and seal of office this 28 day of August, 1984 at Springfield, Tennessee.

I 4 6 2 5 4

IDENTIF. REFERENCE

Aug 29 3 35 PM '84

FELIX A. GILBERT II REGISTER
DAVIDSON COUNTY, TN

PUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6369 PAGE 852

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			43000.00- CAMT.	
			111.80 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 121.30-	
6231A	08/29/84		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 6 2 5 4

IDENTIF. REFERENCE

Aug 29 3 35 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0064888