Box 13

O/# 570735-4

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Donald M. Breeding (NAME)	SAME (NAME)	MAP 104-15
2615 Ashwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 58
Nashville, TN 37212 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

BOOK 6469 PAGE 443

WARRANTY DEED

For and in consideration of the sum of sixty-eight thousand five hundred and no one-hundredths ($68,500.00)---------- DOLLARS cash in hand paid by Donald M. Breeding, the receipt and sufficiency of which is hereby acknowledged, I, Margaret Jones Edmundson, a widow, being one and the same person as Margaret Edmondson, wife of H. S. Edmondson, said surname having been misspelled in the deed from Felix E. Lewis and wife, Helen T. Lewis, of record in Book 4482, Page 922, Register's Office for Davidson County, Tennessee, originally conveying the subject improved real property to H. S. Edmondson and wife, Margaret Edmondson, said surname being correctly spelled "Edmundson,"

have bargained and sold, and by these presents do transfer and convey unto the said Donald M. Breeding,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 45 in Sunset Park Plan, as of record in Book 332, Page 132, Register's Office for Davidson County, Tennessee.

SAID Lot No. 45 fronts 100 feet on the south side of West Ashwood Avenue, formerly "A" Street, and runs back between parallel lines 160.5 feet to a dead line.

BEING the same property conveyed to H. S. Edmondson and wife, Margaret Edmondson, by deed from Felix E. Lewis and wife, Helen T. Lewis, of record in Book 4482, Page 922, Register's Office for Davidson County, Tennessee, the said H. S. Edmondson died January 4, 1978, while married to the Grantor, Margaret Jones Edmundson,

1:7:5 1:6:9

IDENTIFICATION REFERENCE

JAN 7 2 56 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 2615 Ashwood Avenue, Nashville, Tennessee 37212
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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 fourth day of January, 1985.

Margaret Jones Edmundson

MARGARET JONES EDMUNDSON, a widow

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rollie L. Woodall, a Notary Public in and for said County and State, the within named Margaret Jones Edmundson, widow of H. S. Edmundson, deceased.

the bargainor ____, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this fourth day of January, 1985.

My commission expires 29 July 1985. Notary Public Rollie L. Woodall

STATE OF TENNESSEE
COUNTY OF ____

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted, and who, upon oath, acknowledged ____ to me ____ and ____ respectively of the ____, the within named bargainor, a corporation, and that ____ as such ____ and ____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in ____, this ____ day of ____, 19____.

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 68,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Margaret Jones Edmundson

Sworn to and subscribed before me
this 4th day of January, 1985.

My commission expires 29 July 1985. Notary Public Rollie L. Woodall

This instrument was prepared by:

ROLLIE L. WOODALL, Attorney, 213 Third Avenue, North, Nashville, Tennessee 37201

Name Address

1668 01/07 134.60- CHECK
WARRANTY DEED

FROM
MARGARET JONES EDMUNDSON

TO
DONALD M. BREEDING

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

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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

68500.00- CAMT.
178.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 184.60-
1668A01/07/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:7:5 1:6 9

IDENTIF. REFERENCE

JAN 7 2 56 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99345