WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Galen V. Breen and wife Kathy B. Breen 5353 Hunters Ridge Nashville, Tn. 37211	Chemical Mortgage Co. 101 East Town Street Columbus, Ohio 43215	161-10A-116

1989 10/02 0101 03C-ELK 307.96

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $91,211.50.

Kathy Buckles Breen.
Affiant

Subscribed and sworn to before me this 2nd day of Oct. 1989.

Teresa A. Lovell
Notary Public

My Commission Expires:
1/21/90

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, NORMAN WILLIAMS and wife, DENISE WILLIAMS, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto GALEN V. BREEN and wife KATHY B. BREEN, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, bounded and described as follows, to wit:

Being Lot No. 138, Villages of Brentwood, Phase Two of record in Plat Book 6250, page 169, Register's Office for Davidson County, Tennessee to which plat reference is being made for a more complete legal description.

Being the same property conveyed to Norman Williams and wife, Denise Williams by deed from Fox Ridge Company, a limited partnership, of record in Book 6895, page 159, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 6143, page 11 and amended in Book 6398, page 495, Book 6852, page 497 and Book 7207, page 251, Register's Office for Davidson County, Tennessee; the Plan of Record in Book 6250, page 169, said Register's Office, containing an owner's certificate, a 20 foot minimum building setback line, a 5 foot minimum side yard on the north, a 10 foot minimum sideyard on the south, a 10 foot minimum rear yard, and an overhang easement on the southeast corner. Maximum building areas are also shown.

Also subject to indebtedness secured by a certain Deed of Trust from Norman Williams et ux to D. Gene Merrill and Frederick E. Brooks, Trustees of record in Book 6895, page 162 of said Register's Office, the balance of which the grantees herein assume and agree to pay.

This is improved property, known as 5353 Hunter's Ridge, Nashville, Tennessee

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, successors and assigns forever, and we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1989 which the Grantees herein assume and agree to pay.

AND we do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 21 day of September, 1989.

Norman Williams

Denise Williams

STATE OF Texas)
COUNTY OF Tarrant)

On this 21st day of September, 1989, before me personally appeared NORMAN WILLIAMS and wife, DENISE WILLIAMS, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Fort Worth, Texas, Tarrant County, this 21st day of September, 1989.

JEAN D. MAYER
Notary Public, State of Texas
My Commission Expires 2/11/92

Jean D. Mayer
Notary Public

My Commission Expires:
2/11/92

7066

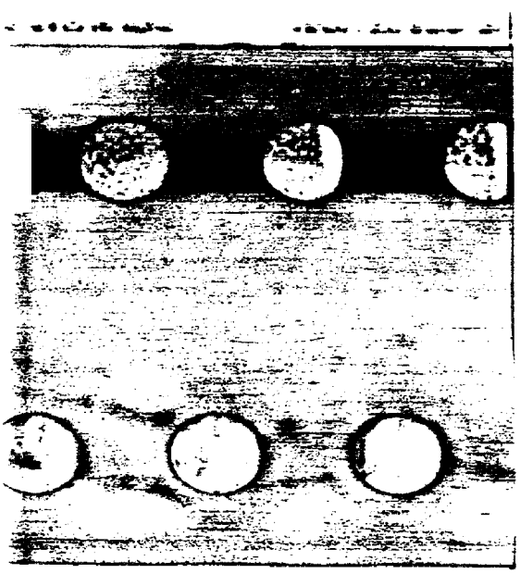
IDENTIFICATION REFERENCE

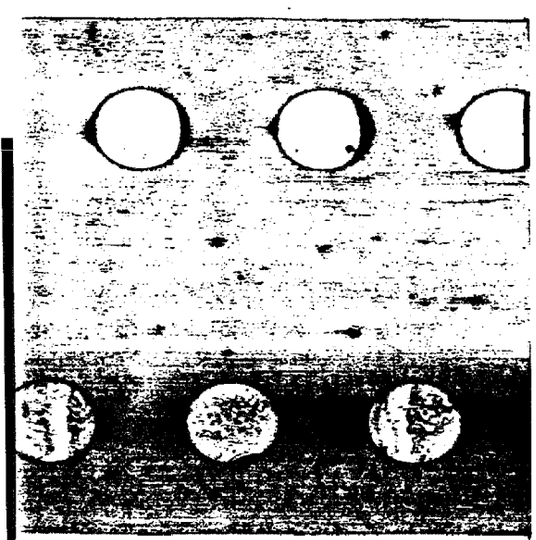
OCT 2 2 23 PM '89

DAVIDSON COUNTY, TN

RUSH

HMB/ts/E0937.137





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

RECEIVED OF _____

FOR _____

BOOK 7951 PAGE 571

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 91211.50
CON TX 300.96
PRFEE 1.00
WDEED 6.00
TOTAL 307.96
CHECK 307.96

10/02/89 01 14:24 0001 1909

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7076.6

IDENTIFICATION REFERENCE

OCT 2 2 23 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 254127