box 58

BOOK 8266 PAGE 63

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS TRANSFER~~ IS $ 31,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December 19 90

Notary Public

MY COMMISSION EXPIRES: 1-1-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Settles, Combos, et al, P. O. Box 56, First American Center, Nashville, TN 37238-0056

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Timothy J. Breece	New Owner	Map 116-3A
(NAME)	(NAME)	
4505 Harding Road, Unit 23E	4505 Harding Road, Unit 23E	Parcel 30
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David S. Huggins, Jr and William Hooper Huggins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy J. Breece, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Unit No. 23-E of Royal Oaks Towers, said project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-Laws dated the 22nd day of May, 1973, and recorded in Book 4710, page 901, Register's Office for Davidson County, Tennessee and as shown on the plan recorded in Book 4460, page 189, Said Register's Office to which reference is hereby made for a more complete and accurate dscription.

Being the same property conveyed to Marguerite B. Huggins by deed from Charles F. Alexander, Trustee of record in Book 4740, page 401, Register's Office for Davidson County, Tennessee. Marguerite B. Huggins having since died leaving said property to David S. Huggins, Jr. and William Hooper Huggins by Will of record in Will Book 170, page 53 Probate Court for Davidson County, Tennessee.

This is not David S. Huggins, Jr. or William Hooper Huggins primary residence.

1990 Taxes have been prorated and paid as of date of closing. This conveyance is made subject to all matters as set out in Plan of record in Book 4460, page 189; Master Deed and By-Laws of record in Book 4710, page 901 and amended in Book 4798, page 813; easements as set out in instrument of record in Book 4300, page 201 and Book 3958, pages 152 - 154; and driveway and restrictions as to use of said easement of record in Book 4668, page 986, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4505 Harding Road, Unit 23E (House Number) (Street) Nashville (P. O. Address) (City or Town) 37205 (Postal Zip)

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. Wherever 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 hand s this 28th day of December, 19 90

David S. Huggins, Jr.

William Hooper Huggins

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, David S. Huggins, Jr. and William Hooper Huggins

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

Witness my hand, at office, this 28th day of December, 19 90

Commission expires 1-11-92

Carla K. Jarrell
Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____

Notary Public

8243U

WARRANTY DEED

FROM

David S. Huggins, Jr. and William Hooper Huggins

TO

Timothy J. Breece, a single person

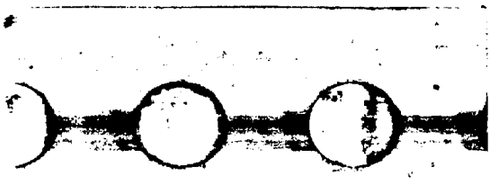
IDENTIF. REFERENCE

DEC 31 3 04 PM '90

FELIX A. ... REGISTER
DAVIDSON COUNTY TN.

Prepared by:
Settles, Combos, et al
315 Deaderick, Suite 1465
Nashville, TN 37238-1465

2862 12/31 0101 03CHECK 110.95



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8266 PAGE 65

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	31500.00
CON TX	103.95
PRFEE	1.00
WDEED	6.00
TOTAL	110.95
CHECK	110.95

12/31/90 01 09:02 0001 2862

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8243U

IDENTIF. REFERENCE

DEC 31 9 04 AM '90

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 385236