STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 134,900.00
Philip Keith Breeden
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF February 19 94
Notary Public
MY COMMISSION EXPIRES May 25, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip Keith Breeden	Leader Federal Bank	MAP 155-8C #34
(NAME)	(NAME)	
6625 Autumnwood Drive	P.O. Box 2926	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Memphis, TN 38101-2926	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Barry L. Theobald and wife, Mary T. Theobald

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip Keith Breeden and wife, Kristie K. Breeden

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:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Poplar Creek, Phase II, as of record in Book 6900, pages 339 through 347, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Barry L. Theobald and wife, Mary T. Theobald, by deed from Faxon Homes, Inc. of record in Book 8009, page 819, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

21018
IDENTIFICATION REFERENCE
94 FEB 25 PM 3:18
REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 6625 Autumnwood Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (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 23rd day of February, 19 94

Barry L. Theobald

Mary T. Theobald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barry L. Theobald and wife, Mary T. Theobald

the bargainor s, 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 therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of February, 1996.

Commission expires May 25, 1996

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19____.

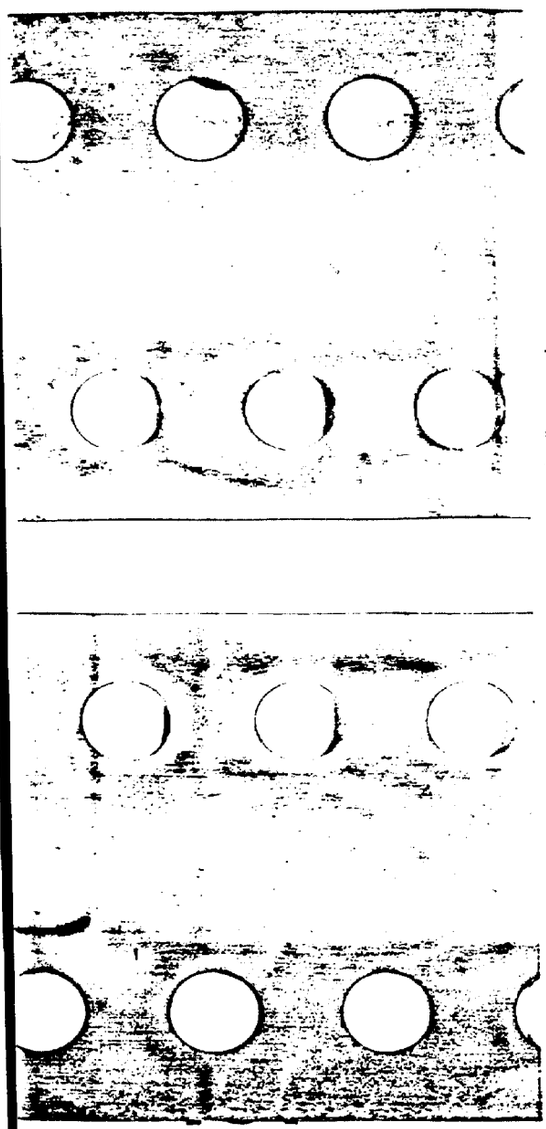
My commission expires _____

Notary Public

Warranty Deed from Barry L. Theobald and wife, Mary T. Theobald, to Philip Keith Breeden and wife, Kristie K. Breeden.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

9109 02/24 0101 03CHECK 503.13



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

RECEIVED OF _____

FOR _____

BOOK 9258 PAGE 449

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
			CANT	
				134900.00
			CON TX	499.13
			PRFEE	1.00
			WDEED	8.00
			TOTAL	508.13
			CHECK	508.13
02/24/94	01		15:19 0001	9109

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21018 IDENTIFICATION REFERENCE

94 FEB 24 PM 3:18

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 759991