58

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 105,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 19 94

Notary Public

MY COMMISSION EXPIRES: 11-30-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C., 212 E. Main Street, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Sams (NAME)	Countrywide Funding Corporation (NAME)	MAP172-12A
949 Fallview Trail (ADDRESS)	155 Northlake Ave (ADDRESS)	PARCEL70
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Pasadena CA 91109 (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, Philip Keith Breeden and wife, Kristie K. Breeden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael L. Sams, unmarried

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. 312 on the Plan of Section Two, Bradford Hills, of record in Book 7900, Page 117, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Philip Keith Breeden and wife, Kristie K. Breeden, by deed from Claridge Builders, Inc. by instrument of record in Book 8324, page 97, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Restrictions of record in Book 8069, page 170 and Book 8074, page 269; By-Laws in Book 8071, page 531; Charter in Book 8071, page 520; Easements in Book 7690, page 260; Easement in Book 1113, page 606 and Book 1318, page 441 and all matters shown on the Plan of Record.

Plan of record in Book 7900, page 117, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Taxes for the year 1994 and subsequent years, a lien, but not yet due and payable.

unimproved ( )
This is improved (X) property, known as 949 Fallview Trail, Nashville, Tennessee 37211
(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

Philip Keith Breeden

Philip Keith Breeden

Kristie K. Breeden

Kristie K. Breeden

BOOK 9263 PAGE 561

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philip Keith Breeden and wife, Kristie K. Breeden

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 Franklin, Tennessee, this 23rd day of February, 19 94.

Commission expires 11-31-97

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 _____

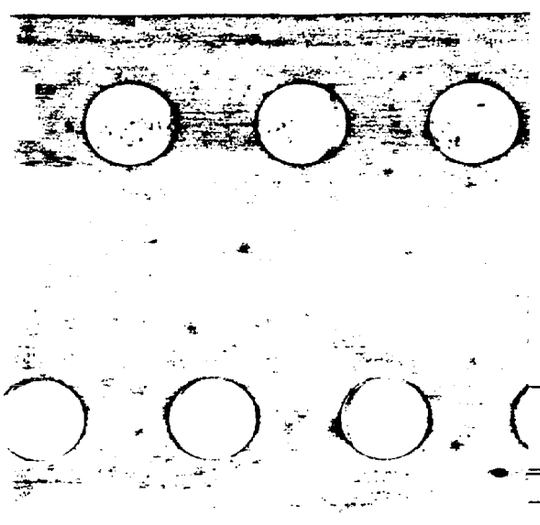
Notary Public

94 MAR -1 PM 3:29
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

22557

5257 03/04 2101 33CHECK

399.35



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

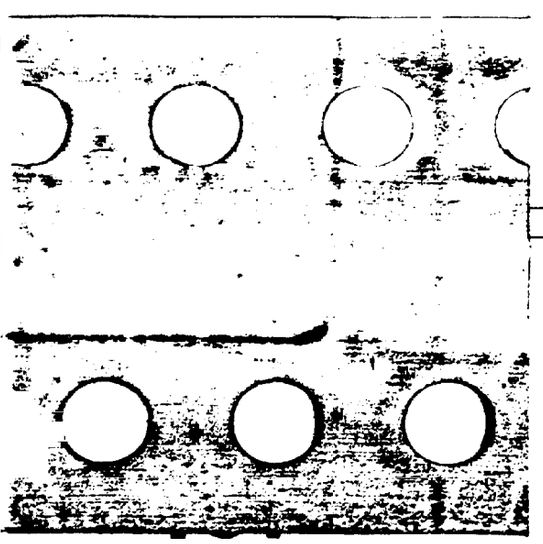
RECEIVED OF _____

FOR _____

BOOK 9263 PAGE 562

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



CAMT 105500.00
CON TX 390.35
PRFEE 1.00
WDEED 8.00
TOTAL 399.35
CHECK 399.35

03/01/94 01 15:30 0001 6154

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22557
IDENTIFICATION REFERENCE

94 MAR -1 PM 3:29

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 761595