BOOK 9720 PG 343 BOX #19B

WARRANTY DEED

G#95-6-51

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 19 95

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
ANITA C. HAWKINS	FIRST AMERICAN NATIONAL BANK	MAP 149-02-0-C
(NAME)	(NAME)	
108 Elizabeth's Court	First American Center	PARCEL 008co
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37237-0209	FB #02DX-07887
(CITY) (STATE) (ZIP)	(CITY) (STATE) (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, KIMBERLY M. BREECE, UNMARRIED, AND ROBERT D. BREECE AND WIFE, RITA J. BREECE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANITA C. HAWKINS, 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 Unit No. 8 on the Plan of Sterling Wood, a portion of a Planned Unit Development, as of record in Book 6250, Page 648, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Kimberly M. Breece and Robert D. Breece, by Deed from Federal National Mortgage Association, of record in Book 8537, Page 301, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Sterling Wood, of record in Book 6668, Page 1, said Register's Office; By-Laws of Sterling Wood Homeowners' Association, Inc., of record in Book 6668, Page 91, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

RITA J. Breece, wife of the above named Robert D. Breece, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

FILED & RECORDED IN OFFICE
DAVIDSON COUNTY, TN.
95 JUL -3 PM 2:09
REGISTER

IDENTIF. & REFERENCE 0075768

unimproved ( )
This is improved (X) property, known as 103 Elizabeth's Court, Antioch, TN 37013
(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 29th day of June 19 95

KIMBERLY M. BREECE

RITA J. BREECE

ROBERT D. BREECE

BOOK 9720 PG 344

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 KIMBERLY M. BREECE, UNMARRIED, AND ROBERT D. BREECE AND WIFE, RITA J. BREECE

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 Brentwood, Tennessee, this 29th day of June, 19 95.

Commission expires September 16, 1995

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, executed 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_____.

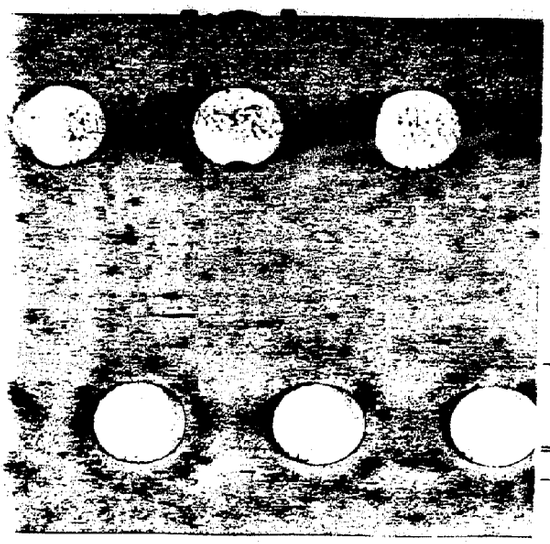
PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My commission expires _____

Notary Public

502 37.00 2.00 39.00 CHECK

229-15



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

RECEIVED OF _____

FOR _____

BOOK 9720 PG 345

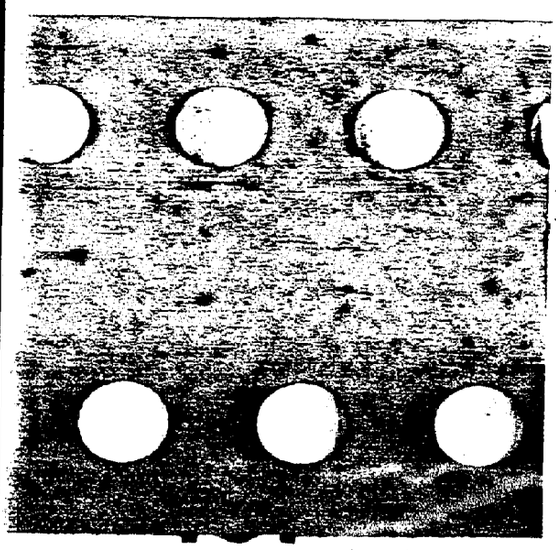
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DAMT 59500.00
CON TX 220.15
PRFEE 1.00
WDEED 8.00
TOTAL 229.15
CHECK 229.15

07/03/95 01 14:12 0001 7502

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0075768
IDENTIF. # REFERENCE

95 JUL -3 PM 2:09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 926656