BOOK 9887 PG 780

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires November 20, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 123,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11th DAY OF December 19 95

Notary Public

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia C. Malone (NAME)	First Trust Mortgage Company (NAME)	161-10-B-23.00
5248 Village Trace (ADDRESS)	6525 Quail Hollow, Suite 300 (ADDRESS)	06DU-83160
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (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, Larry J. Breckenridge and wife, Marlena K. Breckenridge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia C. Malone and husband, Joe Malone

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, TN, BEING Lot No. 214 on the Plan of Villages of Brentwood, Phase Five, of record in Book 6900, page 896, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Larry J. Breckenridge and wife, Marlena K. Breckenridge, by deed from Fox Ridge Homes, Inc., of record in Book 8176, Page 430, Register's Office for Davidson County, TN.

This conveyance is subject to the following: All matters appearing on the plan of record in Book 6900, page 896; Declaration of covenants, conditons and restrictions of record in Book 6143, page 11, amended in Book 6393, page 495 and Book 7834, page 676; all of record in the Register's office for Davidson County, Tennessee.

0131756
IDENTIF. & REFERENCE

95 DEC 13 PM 4:09
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7955 12/13 0101 03CHECK 464.10

unimproved ( )
This is improved (X) property, known as 5248 Village Trace, Nashville, TN 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 11th day of December 19 95

Larry J. Breckenridge

Larry J. Breckenridge

Marlena K. Breckenridge

Marlena K. Breckenridge

BOOK 9887 PG 781

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 Larry J. Breckenridge and wife, Marlena K. Breckenridge

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 11th day of December 19 95.

Commission expires 11/26/96

Notary Public

JUDY S. T. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires September 20, 1996

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 _____ 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

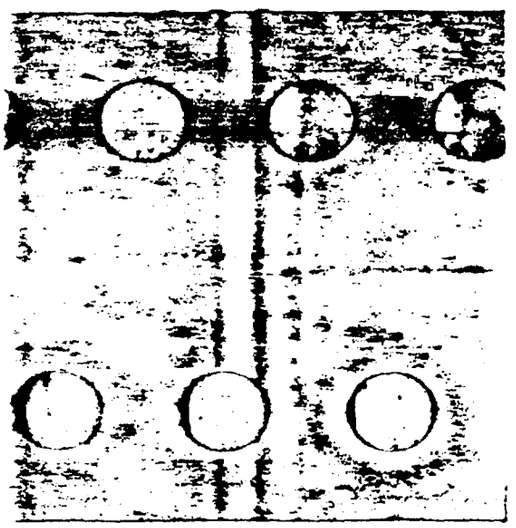
Larry J. Breckenridge and wife,
Marlena K. Breckenridge

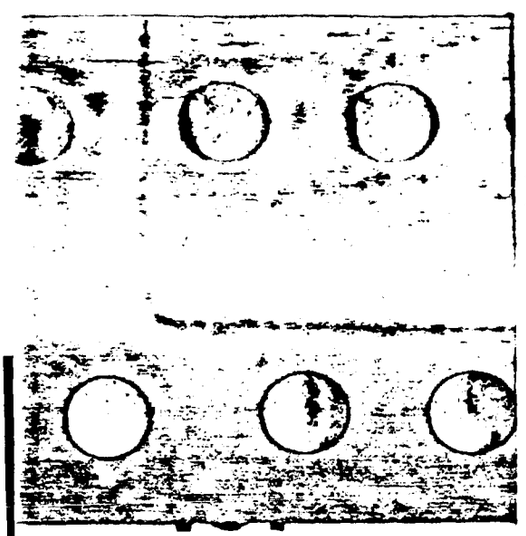
TO

Patricia C. Malone and husband,
Joe Malone

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9887 PG 782

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
123000.00
CON TX 455.10
PRFEE 1.00
WDEED 8.00
TOTAL 464.10
CHECK 464.10
12/13/95 01 16:09 0001 7955

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0131756
IDENTIF. ↑ REFERENCE

95 DEC 13 PM 4:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 986417