58

ROW 10009 PG 645

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Ada C. Breedlove
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 19 96

Notary Public

MY COMMISSION EXPIRES: 4/23/97

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STELTEMEIER & WESTBROOK, ATTYS., P.O.BOX 150349, NASHVILLE, TENNESSEE 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP, PARCEL NUMBERS
Ada C. Breedlove (NAME)	Ada C. Breedlove (NAME)	Map 133-B
436-438 Cathy Jo Circle (STREET ADDRESS OR ROUTE NUMBER)	438 Cathy Jo Circle (STREET ADDRESS)	Parcel 162
Nashville, TN 37211 (CITY) (STATE) (P O ZIP)	Nashville, TN 37211 (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, Valley View Phase II Associates, Ltd., a Tennessee Limited Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ada C. Breedlove

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 Nos. 71 and 75 on the Plan of Phase II, Valley View Terrace Subdivision, of record in Plat Book 5200, page 119, Register's Office for Davidson County, Tennessee, and being Lot Nos. 76, 77, 78, 79, 80 and 81 on the Plan of Phase I, Valley View Terrace Subdivision of record in Plat Book 5200, page 77, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Valley View Phase II Associates, Ltd., a Tennessee Limited Partnership, by Quitclaim deed from James T. McLean of record in Book 6464, page 21, Register's Office for Davidson County, Tennessee.

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

BEING Lot NO. 76 on the Plan of Phase I, Valley View Terrace Subdivision, of record in Plat Book 5200, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Valley View Phase II Associates, Ltd., a Tennessee Limited Partnership, by Quitclaim Deed from James T. McLean of record in Book 6464, page 21, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 436-438 Cathy Jo Circle, 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 my hand this 29th day of March, 19 96

Valley View Phase II Associates, Ltd.
a Tennessee Limited Partnership

BY: Gerald Parker

Ralph Levy, Jr.

STATE OF TENNESSEE
Davidson County

BOOK 10009 PG 646

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ralph Levy, Jr. and _____ (his oath) (himself) with whom I am personally acquainted and who upon ~~(their several oaths)~~ acknowledged ~~(themselves)~~ (he) to be the General Partner and _____ respectively of the Valley View Phase II Associates, Ltd. the within named bargainor, a corporation, and that (he) (they) as such General Partner 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 Ralph Levy, Jr. as such, General Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 29th day of March, 19 96.

My commission expires May 25, 1996

Lee E. S
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM

TO

329 04/09 0101 02 CHECK 297.60

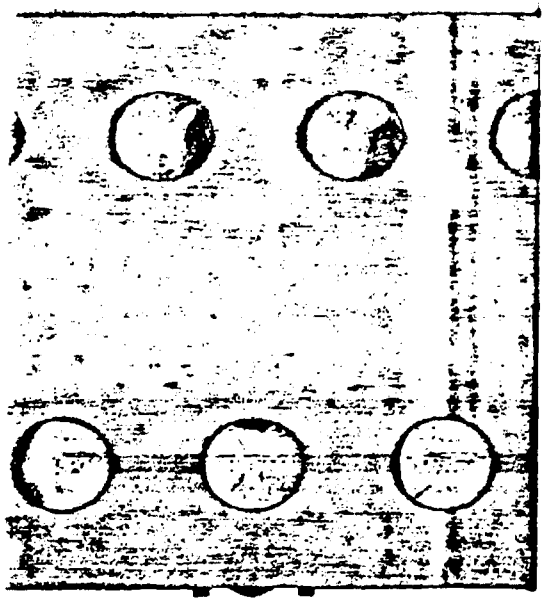
Compliments of
Chicago Title Insurance Company
First Floor – First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

96 APR -9 PM 12:04
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ▲ REFERENCE

0169359





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

RBOOK 10009 PG 647

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
04/09/96	01 12:06 0001 8295		CAMT 78000.00 CON TX 288.60 PRFEE 1.00 WDEED 8.00 TOTAL 297.60 CHECK 297.60	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0169359
IDENTIF. ↑ REFERENCE

96 APR -9 PM 12:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026279