29

BOOK 10256 PG 959

STATE OF TENNESSEE
COUNTY OF Davidson

7074

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

Randy E. Breedlove
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 19 96.

Evelyn D. Wright
Notary Public

EVELYN D. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: My Commission Expires SEPT. 23, 2000

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214
NAME ADDRESS

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Randy E. Breedlove | First American National Bank | 52-1-291 |
| (NAME) | (NAME) | |
| 702 Idlewild Drive | First American Center | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRES) | |
| Madison, TN 37115 | Nashville, TN 37237-1701 | |
| (CITY) (STATE) (P.O. 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, Robert L. Ford and wife, Eleanor R. Ford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randy E. Breedlove and wife, Jane L. 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:

See exhibit A attached hereto and made a part hereof.

0245823
IDENTIFICATION REFERENCE

96 NOV 12 AM 9:28
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

0493 11/12 0101 03CHECK 271.63

This is improved property known as 702 Idlewild Drive, Madison, TN 37115

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 their hands this 25th day of October, 19 96.

Robert L. Ford
Robert L. Ford

Eleanor R. Ford
Eleanor R. Ford

BOOK 10258 PG 960

7074

**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

Robert L. Ford and wife, Eleanor R. Ford

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 25th day of October, 19 96.

My commission expires

NOTARY PUBLIC AT LARGE — ELLYN P. WRIGHT — DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

Notary Public

File No.: 7074

BOOK 10256 PG 961

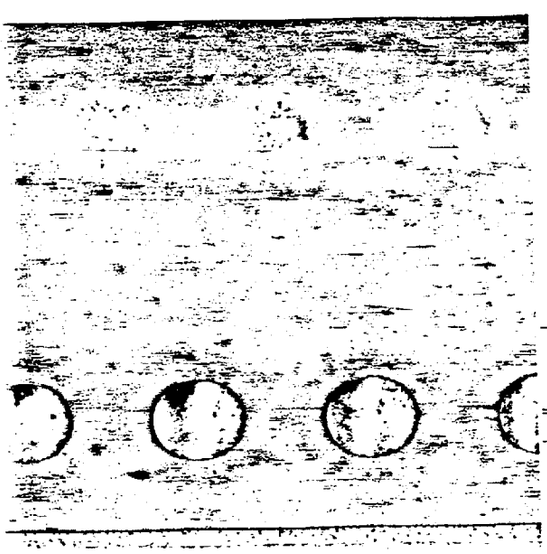
ATTACHMENT

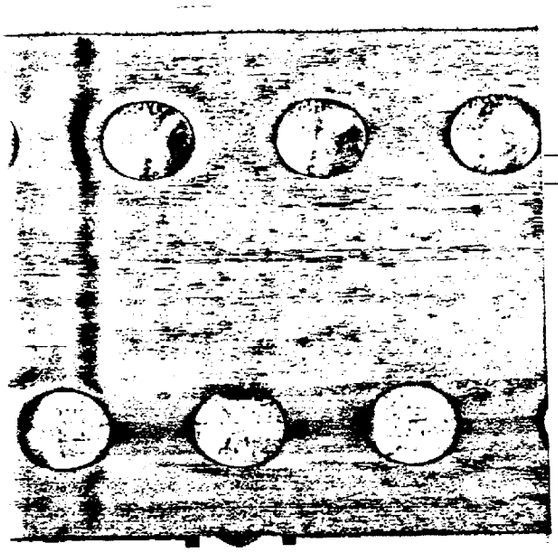
Land in Davidson County, Tennessee, being part of Lot No. 14 on the Plan of Madison Park Subdivision, as of record in Book 421, page 184, Register's Office for said County.

Beginning at a point in the westerly margin of Lanier Avenue, (now Idlewild Drive), being 250 feet north of the south line of Lot No. 14 and being the northeast corner of the property conveyed to C. R. Miller and wife, by deed of record in Book 1323, page 239, saisd Register's Office; thence along Miller's northerly line, westerly 200 feet to a point in the line between Lots Nos. 14 and 15; thence northerly 50 feet along said line; thence easterly 200 feet to the westerly margin of Lanier Avenue (now Idlewild Drive); thence with the margin of the same, southerly 50 feet to the point of beginning.

BEING the same property conveyed to Robert L. Ford and wife, Eleanor R. Ford by deed from Roger Dale Lanius and wife, Lillian B. Lanius, filed of record in Book 4639, page 570, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10256 PG 962

| | | |
|---|---|---|
| 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 | 69900.00 |
| | | | CON TX | 258.63 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | TOTAL | 271.63 |
| | | | CHECK | 271.63 |
| 11/12/96 | 01 | | 09:28 0001 | 0493 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02145823
IDENTIF. # REFERENCE

96 NOV 12 AM 9:28
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 1087389