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THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOOK 11264 PAGE 509

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 215,364.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF December 19 98
Notary Public
MY COMMISSION EXPIRES: 1-7-99
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Tennent	National Bank of Commerce	83-14-220
(NAME)	(NAME)	
1803 Lillian Street	7770 Poplar Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Germantown, TN 38138	
(CITY) (STATE) (ZIP)	(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, Phillip A. Breeden and wife, Jeanette Breeden and The Duell Family Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard L. Tennent and wife, Emma Rae Tennent

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 part of Lot No. 83 on the Plan of Edgefield Land Company's First Subdivision, of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 83 fronts 50 feet on the northerly margin of Lillian Avenue and extends back between parallel lines 123 1/2 feet, more or less, to an alley.

BEING the same property conveyed to Phillip A. Breeden and The Duell Family Trust by Quitclaim Deed from Phillip A. Breeden, of record in Book 10601, page 408, Register's Office for Davidson County, Tennessee.

Jeanette Breeden, spouse of Phillip A. Breeden joins in this conveyance to relinquish any and all marital interest in the property.

98 DEC 22 PM 2:30
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ▲ REFERENCE 0528582

This is improved (X) property, known as 1803 Lillian Street, Nashville, Tennessee 37206 unimproved ( )
(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 18th day of December 19 98

Herbert H. Duell
The Duell Family Trust
By: Herbert H. Duell, Trustee

Elaine R. Duell Trustee
The Duell Family Trust
By: Elaine R. Duell, Trustee

Phillip A. Breeden

Jeanette Breeden

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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 Phillip A. Breeden and wife, Jeanette Breeden and The Duell Family Trust by Herbert H. Duell and Elaine R. Duell, Trustees

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 18th day of December, 1998.

Commission expires 5-5-99

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

4097 12/22 0101 03CHECK 807.85

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11264 PAGE 511

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	215364.00
CON TX	796.85
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	807.85
CHECK	807.85

12/22/98 01 14:27 0001 4097

0528582
IDENTIF. ← REFERENCE

98 DEC 22 PM 2:30

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405628