BOOK 11461 PG. 252

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Linda Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 1999.

Notary Public

MY COMMISSION EXPIRES:.
My Commission Expires JAN. 27. 2000

(AFFIX SEAL)

DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kirk Duke	FIFTH THIRD BANK, KENTUCKY INC.	75-13-2
(NAME) 222 Jacksonian	(NAME) 250 W. Main Street	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Lexington, KY 40507	
(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, **GARY L. BREEDEN AND WIFE, ROSEMARY BREEDEN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIRK DUKE AND WIFE, LINDA DUKE** , 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 No. 173 on the Plan of Hermitage Hills, Section 2, of record in Book 2900, Page 112, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gary L. Breeden and wife, Rosemary Breeden by deed from Asa W. Reynolds and wife, Sybil L. Reynolds of record in Book 7412, Page 834, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ■ property, known as 222 Jacksonian Drive, Hermitage, TN 37076

(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 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/our hand(s) this 30th day of April, 1999.

Gary L. Breeden

Rosemary Breeden

0582309

IDENTIFICATION REFERENCE

99 MAY -4 PM 12:57

ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

414.30 TOTO 04/30 03:07 KCHECK

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary L. Breeden and wife, Rosemary Breeden, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee this 30th day of April, 1999

Commission expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires NOV. 25, 2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11461 PG. 254

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

0582309

IDENTIFICATION REFERENCE

99 MAY -4 PM 12:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	CAMT
	109000.00
CON TX	403.30
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	414.30
CHECK	414.30

05/04/99 01 13:00 0001 1098

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455788