

Davidson County DEEDWARR
Recvd: 03/06/02 11:05 2pgs
Fees:13.00 Taxes:166.50

20020306-0028024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00.

Philip M. Breckler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2002.

Andrea L. Cooper
Notary Public

MY COMMISSION EXPIRES: 11/22/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title Services, LLC, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip M. Breckler	Robert Breckler	Map: 53-3-132
(NAME) 1305 Elliston Street	(NAME) 9634 Mt. Ayre Way	Parcel:
(ADDRESS) Old Hickory TN 37138	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, BETTY G. HOLLEMAN AND SHIRLEY HNIDY, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto PHILIP M. BRECKLER, Married AND ROBERT J. BRECKLER, a single man, as joint tenants with full rights of survivorship, hereinafter called the GRANTEE(S), 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. 80 on the Plan of the Village of Old Hickory, Section C, as of record in Book 1424, Page 66, Register's Office for said County.

Said Lot No. 80 fronts 57 feet on the east side of Elliston Street and runs back 72.6 feet on the north line and 72.5 feet on the south line, to a dead line in the rear, on which it measures 57 feet.

Being the same property conveyed to Eldon C. Pyron and wife, Odelle Pyron by Installment Deed of record in Book 5968, page 437, Register's Office of Davidson County, Tennessee. By Quitclaim Deed of record in Book 6875, page 65, said Register's Office, the said Eldon C. Pyron and wife, Odelle Pyron conveyed subject property to Betty G. Holleman and Shirley Hnidy expressly reserving a life estate unto the said Eldon C. Pyron and wife, Odelle Pyron. The said Eldon C. Pyron having died on 10/31/95. The said Odelle Pyron having died on 12/30/01

Restrictive Covenants, Easements and Additional Exceptions:

Subject to any and all matters as shown on the plan of record in Book 1424, Page 66; Right of way Easement of record in Book 626, Page 556; Easements of record in Book 576, Page 664; Book 662, Page 743; Book 735, Page 417; Restrictions of record in Book 1727, Page 322; all of Register's Office for Davidson County, Tennessee.

Said property has never been nor intended to be the principal residence of the Grantors, and has been held for investment purposes only.

Unimproved ( )
This is improved (X) property, known as 1305 Elliston Street, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and assigns forever; and Grantor covenants with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 hands this 26th day of February, 2002.

Betty G Holleman

Betty G. Holleman

Shirley Hnidy by Betty G Holleman atty-in-fact

Shirley Hnidy by Betty G. Holleman, attorney-in-fact

STATE OF Tennessee

COUNTY OF Davidson

On this 26th day of February, 2002, before me personally appeared Betty G. Holleman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney-in-fact of Shirley Hnidy and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument Number 20020306-0028023, Register's Office of Davidson County, Tennessee.

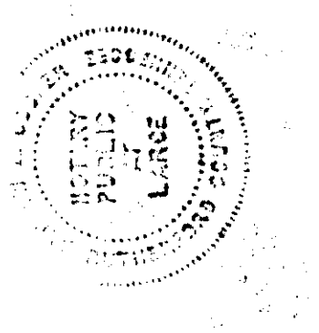
Witness my hand and official seal, this 26th day of February, 2002.

Andrew L. Cooper

Notary Public

My Commission Expires: 11/2/05

(SEAL)



Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167