**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**599 Sam Ridley Pkwy West, Suite 107**
**Smyrna, TN 37167**

**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**
**The actual consideration or value, whichever is greater, for this transfer is $115,500.00**

THERESA D. DORSEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 9/17/2005

**Affiant**

**Subscribed and sworn to before me, this 19th day of November, 2004.**

**Notary Public**
**My commission expires:**

**04-0410-51559**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Robert M. Breedlove | Professional Mortgage Group | 150-10-0-035 |
| 205 Fieldstone Court | 1535 Northfield Blvd., Suite 2 | |
| Antioch TN 37013 | Murfreesboro, TN 37129 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charlie Christian, Jr., and Clara Y. Christian ,hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert M. Breedlove , hereinafter called the Grantees, their successors 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. 96 on the plan of Cherry Hills, Section 10-B, of record in Book 5210, page 139, said Register's Office, to which plan reference is hereby made for a more complete description.

Said Lot No. 96 fronts 80.00 feet on the southerly margin of Fieldstone Court and extends back 145.28 feeet on the westerly line and 130.17 feet on the easterly line to a dead line in the rear, measuring 81.41 feet theron.

Being the same property conveyed to Charlie J. Christian, Jr. and wife Clara Y. Christian, by deed of record in Book 6497, page 872, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **205 Fieldstone Court, Antioch, TN 37013**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.**

Davidson County DEEDWARR
Recvd: 11/30/04 08:30 2pgs
Fees:13.00 Taxes:427.35

20041130-0141780

WITNESS my hand this 19th day of November, 2004.

Charlie Christian Jr.
Charlie Christian, Jr.

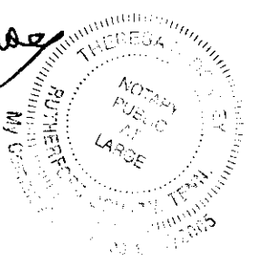
Clara Y. Christian
Clara Y. Christian

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charlie Christian, Jr. and Clara Y. Christian , with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 19th day of November, 2004.

Theresa D. Davis
Notary Public
State of Tennessee at Large




My Commission expires