K 1944

For and in consideration of the sum of $ 10.00 - - - - - - - - - - - - - - - - - -

TEN & NO/100 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by James Joseph Mulloy, Jr., and wife, Daisy B. Mulloy, and other good and valuable considerations, receipt of which is hereby acknowledged,

We, James H. McBroom, Jr., and wife, Marian D. McBroom

have bargained and sold, and by these presents do transfer and convey unto the said James Joseph Mulloy, Jr., and wife, Daisy B. Mulloy

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being the westerly part of Lot No. 39 on the unrecorded portion of the plan of Birdhaven, described according to a survey made by J. Douglas Roach, August 28, 1946, as follows:

Beginning on the southerly margin of Shackleford Road, at a point 386.4 feet east of the center line of Glendale Lane or Lone Oak Road, being the corner of lots Nos. 38 and 39; thence with the southerly margin of Shackleford Road, eastwardly 70.5 feet; thence southwardly 148.9 feet to the northerly line of the Neil Hunt Subdivision, as of record in Book 974, page 19, Register's Office for said County; thence with said line, westwardly 70 feet to a point 384 feet east of the center line of Glendale Lane or Lone Oak Road; thence northwardly 156.7 feet to the beginning.

Being the same property conveyed to James H. McBroom, Jr., and wife, Marian D. McBroom, by deed from Robert L. Sanford and wife, of record in Book 1639, page 495, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Joseph Mulloy, Jr., and wife, Daisy B. Mulloy their heirs and assigns, forever.

And we do covenant with the said James Joseph Mulloy, Jr., and wife, Daisy B. Mulloy 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, except for 1951 S&C Taxes which are pro-rated and assumed by the purchasers,

And We, James H. McBroom, Jr., and wife, Marian D. McBroom do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James Joseph Mulloy, Jr., and wife, Daisy B. Mulloy their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9th day of March, 1951.

James H. McBroom Jr.

Marian D. McBroom

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Louise Edwards, a Notary Public in and for said County and State, the within named James H. McBroom, Jr., and wife, Marian D. McBroom, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of March, 1951.

Commission expires July 11, 1951

Louise Edwards
Notary Public

20831

WARRANTY DEED

FROM James H. McBroom, Jr., et ux

TO James Joseph Mulloy, Jr., et ux

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record MAR 16 1951
at 2:21 P.M. and
Noted in Book 75 Page 140
Recording Fee $.40
JAMES P. WILSON, Register
By Dept. Reg.

G 447