BK 3030

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 100.00

ONE HUNDRED AND NO/100 ---------- DOLLARS

Cash in hand paid by the grantees herein, the receipt of which is hereby acknowledged,

WE, N.C. DUNN, JR., AND R. T. BLANKS,

have bargained and sold, and by these presents do transfer and convey unto the said HOWARD W. GILLIAM AND WIFE, GENEVA H. GILLIAM their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a triangular strip of land lying at the southwest corner of Lot No. 18 and shown on the Plan of Broadwell Acres, as of record in Book 2663, page 118, Register's Office for said County, and described as follows:
BEGINNING at a point in the northwesterly margin of Broadwell Drive, at the corner of said Reserved Strip and of Lot No. 18; thence along the line of Lot No. 18, northwesterly 120 feet to the line of the Horton Property; thence along the line of said property, southerly 192 feet to the northwesterly margin of Broadwell Drive; thence with the margin of the same, northeasterly around a curve, 129.2 feet to the point of beginning.
Being part of the property conveyed to N. C. Dunn, Jr., and R. T. Blanks, by deed from W. E. Broadwell and wife, as of record in Book 2809, page 303, said Register's Office.

The above described property is being conveyed subject to the easement for public utilities running along the northeasterly side line of the tract as shown on said plan.

W. E. Broadwell hereby declares that he is the true and lawful owner and holder of a vendor's lien of record in Book 2809, page 303, Register's Office, which affects this property, and the said W. E. Broadwell hereby joins in this conveyance to release said vendor's lien as to this tract of land only.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said HOWARD W. GILLIAM AND WIFE, GENEVA H. GILLIAM their heirs and assigns, forever.

And we do covenant with the said HOWARD W. GILLIAM AND WIFE, GENEVA H. GILLIAM 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.

And we, the grantors, 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 herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of December, 19 59

W. E. Broadwell

N. C. Dunn, Jr.

R. T. Blanks

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named W. E. Broadwell

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of December, 19 59.

Commission expires October 17, 1962

Notary Public

TENNESSEE TITLE COMPANY

(Other acknowledgment on back)

BK 249