BK 3096

WARRANTY DEED

For and in consideration of the sum of - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - ($10.00) - *DOLLARS* cash in hand paid by JESSIE M. BROADWAY AND WIFE, MINNIE P. BROADWAY, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, L. C. YOUNG AND WIFE, LAURA O. YOUNG, *have bargained and sold, and by these presents do transfer and convey unto the said* JESSIE M. BROADWAY AND WIFE, MINNIE P. BROADWAY, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 532 on the Plan of Charlotte Park, Section VIII, as of record in Book 2900, pages 45 and 46, Register's Office for said County.

Said Lot No. 532 fronts 64 feet on the northerly side of Thunderbird Drive, and runs back 125.2 feet on the easterly line and 139.6 feet on the westerly line, to a broken line in the rear on which it measures 80.2 feet.

Being part of the property conveyed to L. C. Young and wife, Laura O. Young, by deed fron Consolidated Developments, Inc., as of record in Book 2991, page 373, said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 2965, page 606; and subject to conditions set out in Plan of record in Book 2900, pages 45 and 46, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JESSIE M. BROADWAY AND WIFE, MINNIE P. BROADWAY, their *heirs and assigns, forever.*

And we *do covenant with the said* JESSIE M. BROADWAY AND WIFE, MINNIE P. BROADWAY, *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 by taxes for the year 1960, which have been prorated and are hereby assumed by the grantee.

And we, L. C. YOUNG AND WIFE, LAURA O. YOUNG, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* JESSIE M. BROADWAY AND WIFE, MINNIE P. BROADWAY, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 13th *day of* June, *19* 60, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

L. C. Young

Laura O. Young

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Anne Abernathy, *a Notary Public in and for said County and State,* L. C. Young and wife, Laura O. Young, *the within named bargainor* S, *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* 13th *day of* June, *19* 60

ANNE ABERNATHY NOTARY PUBLIC DAVIDSON CO. TENN.

Anne Abernathy *Notary Public*

My commission expires 11-12-1961

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