BK 3464

WARRANTY DEED

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

TEN AND NO/100----------

Cash paid by JIMMY V. BROADBENT and Wife, BARBARA A. BROADBENT, and other good and valuable considerations, the receipt of which is hereby acknowledged,

---------- ARTIS E. ADAMS AND WIFE, NELLE R. ADAMS,

have bargained and sold, and by these presents do transfer and convey unto the said JIMMY V. BROADBENT AND WIFE, BARBARA A. BROADBENT

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. 165 on the Plan of Sunset View, Section I, as of record in Book 2331, Pages 100 and 101, Register's Office for said County.
Said lot fronts 85 feet on the southerly side of Dundee Lane and runs back 223.3 feet on the westerly line and 226.9 feet on the easterly line to a dead line in the rear on which it measures 85 feet.
Being the same property conveyed to Artis E. Adams and wife, Nelle R. Adams, by deed from Warren T. Martin and wife, as of record in Book 3161, Page 58, 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 JIMMY V. BROADBENT AND WIFE, BARBARA A. BROADBENT their *heirs and assigns, forever.*

And We *do covenant with the said* JIMMY V. BROADBENT AND WIFE, BARBARA A. BROADBENT *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 ARTIS E. ADAMS and wife, NELLE R. ADAMS *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* JIMMY V. BROADBENT AND WIFE, BARBARA A. BROADBENT, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness OUR *hand* S *this* 3rd *day of* December, *19* 62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Artis E. Adams
Artis E. Adams

Nelle R. Adams
Nelle R. Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, O. Kennett Browning, *a Notary Public in and for said County and State,* Artis E. Adams and wife, Nelle R. Adams

the (S) *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 the 3rd *day of* December, *1962*

O. Kennett Browning, *Notary Public*

My Commission Expires Oct 30, 1965

PG 603