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TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1003 Published by Tennessee Title Company

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create

a fee simple estate in Peggy E. Broadway

We, John Wayne Broadway and wife, Peggy E. Broadway

have bargained and sold, and by these presents do hereby transfer and convey unto Mac E. Robinson, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Being Lot No. 234 on the Plan of Whispering Hills, Section II-A, as of record in Book 2331, page 132, Register's Office for said County.

Said Lot No. 234 fronts 132 feet on the northeasterly side of Watsonwood Drive and extends back between lines 118.4 feet on the westerly line and 137.9 feet on the easterly line to a dead line in the rear, which is a broken line measuring 160 feet thereon.

Being part of the same property conveyed to John Wayne Broadway, et ux as of record in book 2692, page 317 R.O.D.C.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said Mac E. Robinson, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, John Wayne Broadway and wife, Peggy E. Broadway do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mac E. Robinson, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Mac E. Robinson, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Peggy E. Broadway an estate in fee simple for her sole and separate use free from any curtesy rights of John Wayne Broadway.

Her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said Peggy E. Broadway, Her heirs and assigns, forever.

And I do covenant with the said Peggy E. Broadway, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, Mac E. Robinson, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Peggy E. Broadway, Her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 16th day of March, 1963.

John Wayne Broadway
Peggy E. Broadway
Mac E. Robinson Trustee.

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