BK 3614

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

SOPHIE C. KEY, et vir, HUBERT KEY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

ROBERT A. BROADRICK and wife, NELLIE MAE BROADRICK

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Being the southerly ½ of lots No. 10 and 11 in Cowden Subd. No. 2, which subdivision was surveyed and platted by Pete Myer, Said Southerly ½ of Lots No. 10 and 11 being described as follows: Beginning at a point in the line between lots No. 11 and 12 which is 109.85 feet south of the southerly margin of driveway and runs thence southwardly 109.85 feet with said line to the south west corner of Lot No. 12, said Lot No. 12 having been deeded to Will Harris and wife, and a stake in the right-of-way of Jno. B. Street formerly an unnamed St. and running thence south 35degrees West 100 feet to a stake; thence with the common property line between lots Nos 10 and 9, 121.5 feet more, or less, to a point halfway between John B. Street and the south boundary of the driveway; thence eastwardly 100 feet; more or less to the point of the beginning. Being the same property conveyed to Sophie C. Key, et vir Hubert Key, by deed from K. B. Sawyer and wife, Mary Lou of record in B. 1636, p. 98, Register's Office for Davidson County, Tennessee. This tract is not improved. Beginning at a stake in the North West corner of Cowden Avenue and John B. Street and running South 30° West 50 feet to a stake; thence North 30° east 50 feet to a stake in the west boundary of Cowden Ave; thence south 28 degrees east 100 feet to the beginning, being the south part of Lot No. 12 in Cowden Subd, Division No. 2. Being the same property conveyed to Sophie C. Key, et vir Hubert Key by deed from W. E. Anderton, et ux of record in Book 2271, page 599, Register's Office for Davidson County, Tennessee. This tract is improved and known as _____.

Parcel Nos. 80 07650, 8 D0047645.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 15th day of July, 1963

William McGill Fitzgerald — Sophie C. Key

William Hamilton Thrasher — Hubert Key - his mark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cora C. Wrather, a Notary Public in and for the State and County aforesaid, personally appeared the within named Robert A. Broadrick & wife Nellie Mae Broadrick, the bargainer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Davidson, Tennessee, this the 16 day of July, 1963

My commission expires: July 31, 1967.

Cora C. Wrather
Notary Public

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