Bank & Trust Building, Nashville, Tennessee 37201. BOOK 4012 PAGE 677

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Broadway Realty Co., Inc. (NAME:)	Same (NAME:)	Map 93-09
1512 Broadway (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 30
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	9W MS

For and in Consideration of the sum of TEN and NO/100 ($10.00)---------- *DOLLARS* and other good and valuable considerations to us in hand paid, by BROADWAY REALTY COMPANY, INC., we, HORACE SMALL and FEDORA SMALL FRANK,

have bargained and sold, and by these presents do transfer and convey unto the said BROADWAY REALTY COMPANY, INC., its *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being the easterly half of Lot No. 55 on the plan of McNairy's West Nashville Lots, as of record in Book 9, pages 322 and 323, Register's Office for said County and ~~Minute~~ Book "C", pages 136 and 137, Chancery Court at Nashville and described as follows: Beginning on the northerly margin of Broadway, formerly Broad Street, at a point 100 feet west of the westerly margin of 15th Avenue, North, formerly Stonewall Street, said point being the corner of lots 53 and 55 on said plan; thence with the line between said two lots northwardly 242 feet to the southerly margin of an alley; thence with said alley westwardly 51.3 feet; thence southwardly 229-1/2 feet, more or less, to the northerly margin of Broadway; thence with same eastwardly 50 feet to the beginning. Being the same real property conveyed to L. H. Small and Rose C. Small for and during their lifetime with remainder to Horace Small and Fedora Small Frank, by deed from Nashville Trust Company, Trustee, et al, of record in Book 1255, page 192, said Register's Office, and both of said life tenants have since died.

This is unimproved ( ) improved (X) property, known as 1504 (House Number) Broad Street (Street), Nashville (P. O. Address:), Tennessee (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Broadway Realty Company, Inc., its *heirs and assigns, forever.*

And we *do covenant with the said* Broadway Realty Company, Inc., *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 for 1966 taxes which have been prorated.

And we, Horace Small and Fedora Small Frank, *do further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Broadway Realty Company, Inc., its *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 25 *day of* April, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Horace Small

Fedora Small Frank

NOTARY PUBLIC

BOOK 4012 PAGE 678

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Alvin P. Dembsky, a Notary Public in and for said County and State, Horace Small and Fedora Small Frank

the within named bargainors, 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 25th day of April, 1966.

Alvin P. Dembsky
Notary Public

Commission expires My Commission Expires May 18, 1966

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____
Notary Public

Commission expires _____

26916

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

MAY 3 1 44 PM '66
NOTED. BOOK 114 PAGE 88
RECORDING FEE $ 2.00
DEP. REG. _____

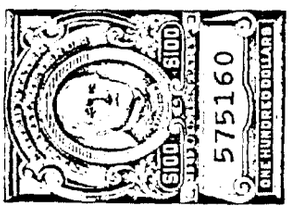
STATE TAX $ 450.00
PROBATE 50
TOTAL $ 450.50
MAY 3 1966

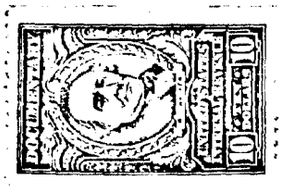
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID MAY 3 - 1966

WARRANTY DEED

FROM Horace Small & Fedora Small Frank

TO Broadmoor Realty Co, Inc.





Henry B. Clark and Son
Realtors
SALES—APPRAISALS—RENTALS
INSURANCE
TELEPHONE AL 5-2721
THIRD NATIONAL BANK BLDG.
NASHVILLE 3, TENNESSEE