WARRANTY DEED

BOOK 4358 PAGE 105

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Harry P. Broquist et ux.		Map 131-15
(NAME) 4639 Benton Smith Road	(NAME) same	Par. 8
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M.G.

FOR AND IN CONSIDERATION of the sum of Sixty Thousand and no/100 ---------- ($60,000.00) ---------- *Dollars,*

of which $30,801.25 has been paid in cash by Harry P. Broquist and wife, Marion E. Broquist, the receipt of which is hereby acknowledged, and for the remainder the said Harry P. Broquist and wife have assumed and agree to pay the unpaid balance of $29,198.75 of an original indebtedness of $33,200.00 secured by deed of trust of record in book 3864, page 588, Register's Office for Davidson County, Tennessee,

We, Curtis P. Ramsey and wife, Marjorie E. Ramsey,

have this day bargained and sold, and do hereby transfer and convey unto the said
Harry P. Broquist and wife, Marion E. Broquist, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 38 on the Plan of Harpeth Acres, Section 7, as of record in Book 2331, page 154, Register's Office for said County.
Said Lot No. 38 fronts 276.1 feet on the westerly side of Benton Smith Road and runs back 342 feet on the north line and 250 feet on the south line to a dead line on which it measures 83.2 feet.
Being the same property conveyed to Curtis P. Ramsey and wife, Marjorie E. Ramsey, by deed from Kirk Savage, Jr. and wife, of record in book 3864, page 584, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 60,000.00

Subscribed and sworn to before me, this the 14th day of August 1969

Affiant Harry P. Broquist

My commission expires: My Commission Expires April 21, 1971 Notary Public Raymond H. Darrow

unimproved ( )
This is improved ( ) property, known as (House Number) (Street) P. O. Address (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Harry P. Broquist and wife, Marion E. Broquist, their

(successors),

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except taxes for 1969 which are prorated and assumed by the grantees, and deed of trust as above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and*
forever defend the title to said real estate to said
Harry P. Broquist and wife, Marion E. Broquist, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 14th *day of* August, 19 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

THIS INSTRUMENT WAS PREPARED BY:
RAYMOND H. DARROW, ATTORNEY
American Trust Building
Nashville, Tennessee

Curtis P. Ramsey
Marjorie E. Ramsey

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H Dawson *, a Notary Public in and for said County and State,* Curtis P. Ramsey and wife, Marjorie E. Ramsey,

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
this 14th *day of* August *, 19* 69

Raymond H Dawson *Notary Public*

Commission expires My Commission Expires April 21, 1971

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.....

WARRANTY DEED

FROM

Curtis P. Ramsey et ux.

TO

Harry P. Broquist et ux.

A 51065

IDENTIF. REFERENCE

AUG 18 9 09 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 18 69	CONV	60,000.00			
AUG 18 69	S'TAX		A*	156.00	
AUG 18 69	PR'FEE		A*	.50	
AUG 18 69	W'DEED		A*	3.00	* 159.50

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE