BOOK 4443 PAGE 247

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Finis Allen McBroom	Same	Map 51-8
(NAME): 311 E. Iberia St	(NAME): "	Par. 173
(STREET ADDRESS OR ROUTE NUMBER): Nashville, Tennessee	(STREET ADDRESS):	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Ten ($10.00) and no/100ths---------- ---------- *DOLLARS* cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations, including the grantees releasing the grantors from the indebtedness which is described in Book 4368, page 94, Register's Office, Davidson County, Tennessee,

We, JESSE EDWARD KENNEDY and wife, BESSIE VIOLA KENNEDY, *have bargained and sold, and by these presents do transfer and convey unto the said* FINIS ALLEN McBROOM and wife, ANNIE LEE McBROOM, their *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 part of Lot No. 23 on the Map of Montague Subdivision, as of record in Book 421, page 129, Register's Office for said County, being Lot No. 2 and the westerly 25 feet of Lot No. 3 on the Plan of George F. Roth's Resubdivision of Lots Nos. 19 and 23 in Montague Subdivision, not of record, described according to a survey made by Dorris Boner, Surveyor, April 24, 1946, as follows: BEGINNING on the northeasterly margin of Due West Avenue at a point 107.5 feet southeast of the easterly margin of Milliken Bend, being the southeast corner of the property conveyed to William H. Patton and wife, by deed from Harlon J. Kimbro and wife, of record in Book 1940, page 425, Register's Office; thence with the easterly line of said Patton's property northeastwardly 200 feet; thence south 53° 30' east 75 feet; thence southwestwardly 200 feet to the northeasterly margin of Due West Avenue; thence with said Avenue northwestwardly 75 feet to the beginning.

Being the same property conveyed to grantors by deed of record in Book 4368 page 94, Register's Office, Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 311 E. Due West (House Number) (Street) Madison, Tenn. (P. O. Address: 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 FINIS ALLEN McBROOM and wife, ANNIE LEE McBROOM, their *heirs and assigns, forever.*

And we *do covenant with the said* grantees *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 we *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantees, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 31st *day of* August, *19* 70., *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 prepared by:
Thomas E. Stewart, Attorney
4705 Gallatin Road
Nashville, Tennessee 37216

X Jesse Edward Kennedy
X Bessie Viola Kennedy

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STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF DAVIDSON Lauderdale

, Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jesse Edward Kennedy and wife, Bessie Viola Kennedy,

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 Cloverdale ~~Nashville~~ Alabama ~~Tennessee~~
this 31 day of August, 19 70.

Lucille Garrett
Notary Public

My Commission Expires 7/17/73
Commission expires

NOTARY PUBLIC LAUDERDALE COUNTY, ALABAMA LUCILLE GARRETT

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration of this transaction is $ 6000.00.

Thomas E. Stewart
Affiant

Sworn to and subscribed before me
this 31 day of August, 1970.

Lucy Craig Cardwell
Notary Public - My com. expires Oct 11, 1973

SEP-3 70	CONV	*6,000.00			
SEP-3 70	S'TAX		A*	15.60	
SEP-3 70	PR'FEE		A*	.50	
SEP-3 70	W'DEED		A*	3.00	* 19.10

WARRANTY DEED

FROM
JESSE EDWARD KENNEDY, ET UX.

TO
FINIS ALVIN McBROOM, ET UX.

A 88961

IDENTIF. REFERENCE

SEP 3 3 50 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee

Mail to: Thos. E. Stewart
[illegible]
[illegible] 37211