ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 4477 PAGE 476	MAP-PARCEL NUMBERS
Richard L. Vickery et ux	Richard L. Vickery	Map 61-7
(NAME:)	(NAME:)	Pac 96
806 Broadmoor Drive	806 Broadmoor Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PW
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by Richard L. Vickery and wife, Betty J. Vickery, hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Joseph T. Phifer and wife, Roxie W. Phifer hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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 the Easterly 25 feet of Lot No 8 and the Westerly part of Lot No 9 of Block F on the Plan of Broodmoor, of record in Book 547, page 161, and according to a copy of a survey thereof made by Ralph W. C. Lambert, July 16, 1956, as follows: Beginning at an iron pin in the southerly margin of Broadmoor Drive, formerly Woodruff Drive, which iron pin is 5 feet westerly from the common corner of Lots 9 and 10 on said plan; thence southerly parallel to and 5 feet westerly from the line between said lots 100 feet to an iron pin at the northeast corner of the property conveyed to Lela B. Maxwell, by deed of record in Book 2590, page 37, Register's Office for said County; thence with Maxwell northerly line westerly parallel to Broadmoor Drive 12 feet to an iron pin in Maxwell's northwest corner; thence southerly parallel to the line between Lots Nos 9 and 10 on said plan and along Maxwell's westerly line 50 feet to an iron pin in the northerly line of Lot 14 on said plan; thence westwardly with the dividing line between Lots 8 and 9, 14 and 15, 58 feet to a point which is 25 feet eastwardly from the southwest corner of Lot 8; thence northwardly 150 feet to a point in the southerly margin of Broadmoor Drive; thence with the margin of the same eastwardly 70 feet to the point of beginning.
Together with an easement for the right to use the easterly 5 feet of Lot No. 9 of Block F, as set out in the deed from James Roy Conyer, Jr. and wife, to Thomas R. Maxwell and wife, of record in Book 2497, page 171, Register's Office for said County. Being the same real property conveyed to Joseph T. Phifer and wife, Roxie W. Phifer by deed from James B. Carter and wife, Betty Lou Carter as recarded in Book 3952, Page 512. R. O. D. C.

This is unimproved ( ) improved ( ) property, known as 806 Broadmoor Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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, unless otherwise herein set out; 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 26th day of January, 19 71

Joseph T. Phifer

Roxie W Phifer

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer, is $14,000.00.
Subscribed and sworn to before me this the 26th day of January, 1971.
x Joseph T. Phifer, Affiant
Comm. Exp. 8/14/74 Notary Public

STATE OF TENNESSEE
Davidson County

Personally appeared before me, a Notary Public in and for said County and State, the within named Joseph T. Phifer and wife, Roxie W. Phifer the 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, Tennessee, this 26th day of January, 19 71

Commission expires 8/14/74

A. S. Mc... Notary Public

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

FROM
Joseph T. Phifer and wife,
Roxie W. Phifer

TO
Richard L. Vickery and wife,
Betty J. Vickery

Attorneys TITLE COMPANY, INC.
NASHVILLE, TENN.

DEED PREPARED BY
ARTHUR C. PULLIAM &
WALTER L. WILLIAMS, ATTORNEY
917 Gallatin Road
Nashville, Tennessee, 37206

B 0 3 7 2 5

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IDENTIF. REFERENCE

FEB 3 10 09 AM '71

FELIX A. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB-3F	CONV	14,000.00				
FEB-3F	S'TAX		A*	36.40		
FEB-3F	PR'FEE		A*	.50		
FEB-3F	W'DEED		A*	3.00	*	39.90