WARRANTY DEED

BOOK 1505 PAGE 487

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zita G. Young (NAME)	same (NAME)	Map 61-6
1424 Pennock Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pb Par. 183
Nashville 37207 Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Mail

FOR AND IN CONSIDERATION of the sum of Five Thousand Seven Hundred fifty and no/100 - - - - - - - - - - - - - - - - ($5,750.00) - - - - - - - - - Dollars, cash in hand paid by Zita G. Young the receipt of which is hereby acknowledged.

We, Elmer I. Kent and wife, Helen A. Kent

have this day bargained and sold, and do hereby transfer and convey unto the said Zita G. Young (a widow)

her ~~successors~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 2 on the Plan of Gra-Mar Acres, Sec. 14, as of record in Book 4300, page 53, Register's Office for said County.

Said Lot fronts 110 feet on the northerly side of Broadmoor Drive and extends back 234 feet on the easterly ~~line~~ and 215.9 feet on the westerly line to a dead line, which is a broken line, and measures 118.3 feet thereon.

Being property conveyed to Elmer I. Kent and Carl H. Hutson by deed from Nellie L. Owen, widow, as of record in Book 4031, page 654; by deed from Nellie L. Owen, as of record in Book 4048, page 437, and by deed from Carl H. Hutson, as of record in Book 4265, page 380, said Register's Office.

Subject to restrictions of record in Book 4440, page 745, of August 24, 1970.

This instrument prepared by Paul Holbrook, Attorney
1222 Nashville Bank & Trust Building, Nashville, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5,750.00

Subscribed and sworn to before me, this the 26th day of May 1971.

My commission expires: 5/23/73. (Affix Seal)

Affiant Zita G Young

Notary Public Paul Holbrook

This is unimproved ( ) improved (X) property, known as Lot No. 2 (House Number) Broadmoor Drive (Street) Nashville 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 Zita G. Young her ~~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.

We further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to said real estate to said Zita G. Young, her ~~successors~~, heirs and assigns, against the lawful claims of all persons.

Witness our hands this 26th day of May, 1971 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Elmer I. Kent

Helen A. Kent

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4505 PAGE 488

Personally appeared before me, Paul Holbrook, *a Notary Public in and for said County and State,* Elmer I. Kent and wife, Helen A. Kent

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* 26 *day of* May, *19* 71.

Paul Holbrook
Notary Public

Commission expires 5/23/73.

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 .....

MAY26'71 CONV *5,750.00
MAY26'71 S TAX A* 14.82
MAY26'71 PR FEE A* .50
MAY26'71 W DEED A* 3.00 * 18.32

WARRANTY DEED

FROM
Elmer I. Kent ey ux

TO
Zita G. Young

B 16382

IDENTIF. REFERENCE

MAY 26 3 49 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

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