This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

GTC-211435 ATC-164125

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
130-9-98	Mr/Mrs French McKnight,Jr. same as below	Home Federal Savings & Loan L & C Tower Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
7D-31065	1125 Nichol Lane	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JUN21'7	CONV	35,000.00			
JUN21'7	S'TAX		A*	91.00	
JUN21'7	P3'FEE		A*	.50	
JUN21'7	W'DEED		A*	3.00	* 94.50

ARTHUR E. BROADUS and wife, CAROL D. BROADUS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FRENCH R. McKNIGHT, JR., and wife, CLAIRE McKNIGHT

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 24 of Block 5 on the Map of the Highlands of Belle Meade, as of record in Book 547, page 180.

Said Lot No. 24 fronts 125 feet on the westerly side of Nichol Lane, formerly Midland Drive, and runs back between lines, 164 feet on the north line and 166 feet on the south line, along the north margin of Brookfield Drive, to a dead line in the rear on which it measures 108 feet, 3 inches.

Being the same property conveyed to Arthur E. Broadus and wife, Carol D. Broadus, by deed from Lenuel B. Stevens, Jr., and wife, Caroline B. Stevens, as of record in Book 4130, page 898.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except for 1971 Taxes which have been prorated and assumed by theBuyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 17th day of June, 1971.

Carol D. Broadus
Carol D. Broadus

Arthur E. Broadus
Arthur E. Broadus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4513 PAGE 132

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Arthur E. Broadus and wife, Carol D. Broadus 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, the 17th day of June, 1971.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1974.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 71

MY COMMISSION EXPIRES July 23, 1974. (AFFIX SEAL)

Notary Public

WARRANTY DEED
REF:mas

FROM

ARTHUR E. BROADUS AND WIFE

TO

FRENCH R. McKNIGHT, JR. AND WIFE

B 19818

IDENTIF. REFERENCE

JUN 21 2 44 PM '71

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Broadus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

_____
Notary Public

My commission expires: