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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36000.00

John Daniel Broadway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August 19 71.

Helen F. Davidson
Notary Public

MY COMMISSION EXPIRES: 11 August 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John G. Doak, Attorney 2525 Lebanon Road - Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
JOHN D. BROADWAY et ux (NAME)	SAME (NAME)	Map 56-5
854 Idlewild Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 178
Nashville, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Pal

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mrs. Elizabeth Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John D. Broadway and wife, Barbara J. Broadway

HEREINAFTER CALLED THE 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 part of lot or Tract No. 11 on the map showing subdivision of lots 35, 36 and 37 of the H. B. Chadwell Tract as of record in Book 547, page 60, Register's Office for said County.

Said part of Tract No. 11 fronts 100 feet on the southerly side of Lanier Avenue (widened and extended) and extends back 259 feet on its easterly line with the line of lot No. 1, of same Chadwell Tract, and 259 feet on its westerly line, with the easterly line of the Pon's Place to a dead line and shows 100 feet on said dead line.

Being the same property conveyed to Mrs. Elizabeth Baker by deed from General Securities Company, a Tennessee Corporation of record in Book 1045, page 189, Register's Office for Davidson County, Tennessee.

This is { unimproved } { improved } property, known as 826 Idlewild Drive - Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 MY hand this 26th day of August, 19 71

Mrs Elizabeth Baker

Mrs. Elizabeth Baker

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STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mrs. Elizabeth Baker

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of August, 1971

Commission expires 11 August 1975

Helen L. Sanders
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received

328343

WARRANTY DEED

FROM Mrs. Elizabeth Baker

TO John D. Broadway et ux. Barbara J. Broadway

IDENTIF. REFERENCE

Aug 27 8 59 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG27	CONV	*3,600.00			
AUG27	S'TAX		A*	9.36	
AUG27	PW'FEE		A*	.50	
AUG27	W'DEED		A*	4.00	* 13.86

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.