WARRANTY DEED

BOOK 4537 PAGE 354

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lawrence M. Broderick (NAME)	Same (NAME)	90-8
6406 Frisco Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 45
Nashville, Tenn (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	8DA 25588

FOR AND IN CONSIDERATION of the sum of ten and no/100----------
----------($10.00)----------
Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, including grantees agreement to assume and pay the outstanding unpaid balance of a promissory note in the current principal amount of $8,228.57, said note being securred by a deed of trust from F. Wayne Rice and wife, Lois S. Rice to T. I. Holman, Trustee, for First Federal Savings & Loan Association of Nashville of record in Book 3382, Page 83, Register's Office for Davidson County, Tennessee, we, F. Wayne Rice and wife, Lois S. Rice

have this day bargained and sold, and do hereby transfer and convey unto the said Lawrence M. Broderick and wife, Mary H. Broderick,

their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of West Nashville Annex, as of record in Book 3106, Page 25, Register's Office for said County.

Said Lot No. 5 begins at a point in the northeasterly margin of Frisco Avenue, the common corner of Lots Nos. 5 and 6; thence northeasterly with the line between said two lots 125 feet to a point in the southwesterly margin of Parcel A; thence southeasterly with the line of the same, 52.5 feet to a point in the northwesterly margin of an alley; thence with the margin of the same, southwesterly 109.8 feet to a concrete monument at the beginning of a curve; thence around said curve, southwesterly 23.74 feet to a concrete monument in the northeasterly margin of said Frisco Avenue; thence with the margin of the same northwesterly 37.32 feet to the point of beginning.
Being the same property conveyed to F. Wayne Rice and wife, by warranty deed of record in Book 3371, page 631, RODC.
This conveyance is made subject to restrictions, easements and setback lines of record.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 11,000.00

Subscribed and sworn to before me, this the 15th day of September 19 71

My commission expires: Aug. 19, 1974 (Affix Seal)

Affiant

Notary Public

This is improved ( ) unimproved ( ) property, known as 6406 Frisco Avenue, Nashville, Tennessee
(House Number) (Street) 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 Lawrence M. Broderick and wife, Mary H. Broderick
Their *(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,* except for 1971 taxes and as noted herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Lawrence M. Broderick and wife, Mary H. Broderick, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 15th *day of* September, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

F. Wayne Rice

Lois S. Rice

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jonathan Harwell, *a Notary Public in and for said County and State,* F. Wayne Rice and wife, Lois S. Rice

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 Nashville, Tennessee, *this* 15th *day of* September, *19* 71

Commission expires Aug. '19, 1974

Jonathan Harwell
Notary Public

JONATHAN HARWELL • NOTARY PUBLIC • DAVIDSON COUNTY

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 .....

THIS INSTRUMENT PREPARED BY
HOOKER AND FISHER, ATTORNEYS
40 COURT SQUARE BUILDING
NASHVILLE, TENNESSEE 37201

BY ..... ATTORNEY

SEP 16 71 CONV 11,000.00
SEP 16 71 S TAX A* 28.60
SEP 16 71 PR FEE A* .50
SEP 16 71 W DEED A* 4.00 * 33.10

WARRANTY DEED

FROM

F. Wayne Rice, et ux

TO

Lawrence M. Broderick and wife,

Mary H. Broderick

B 30760

IDENTIF. REFERENCE

SEP 16 2 26 PM '71

FELIX P. 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 250-2650
NASHVILLE, TENNESSEE