This instrument prepared by Stewart, Black & Woodard, Attorneys,
4705 Gallatin Road, Nashville, Tennessee 37216

WARRANTY DEED BOOK 4570 PAGE 443

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
THOMAS K . TEGARDEN, ET UX	VOLUNTEER FEDERAL SAVINGS	12 -L0-13057
(NAME) Broadmoor Dr	(NAME) 408 UNION STREET	
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TENNESSEE	(STREET ADDRESS) NASHVILLE, TENNESSEE	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) *Dollars,*

cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged,

JAMES T. McLEAN AND WIFE, CAROLE L . McLEAN

have this day bargained and sold, and do hereby transfer and convey unto the said

THOMAS K. TEGARDEN AND WIFE, LINDA I. TEGARDEN

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

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Gra-Mar Acres, Se ction 14, as of record in Book 4300, page 53, Register's Office for said County.

Said lot fronts 110 feet on the southerly side of Broadmoor Drive and extends back 213.6 feet on the easterly line and 224.5 feet on the westerly line to a dead line and measures 87.6 feet thereon.

Being the same property conveyed to James T. McLean and wife, Carole L. McLean, by deed from Robert W. Marentette and wife, of record in Book 4479, page 178, said Register's Office.

This conveyance is subject to easements and setback lines of record in Book 4300, page 53; also subject to restrictive covenants contained in Book 4440, page 745, all R.O.D.C.T..

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 27,400.00

Subscribed and sworn to before me, this the 13th day of January 1972

Affiant Thomas K. Tegarden

My commission expired July 25, 1974 (Affix Seal)

Notary Public Margaret P. Tyler

This is improved ( ) unimproved (X) property, known as Lot 6, Broadmoor Drive, 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 grantees, 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.*

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

Witness our hand s this 13th *day of* January, 1972, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James T. McLean

Carole L. McLean

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* JAMES T. McLEAN AND WIFE, CAROLE L. McLEAN

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* 13th *day of* January, *1972.*

Thomas E. Ellis *Notary Public*

Commission expires 2/3/74

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 .....

JAN20'72 CONV 27,400.00
JAN20'72 S'TAX A* 71.24
JAN20'72 PR'FEE A* .50
JAN20'72 W'DEED A* 4.00 * 75.74

WARRANTY DEED

FROM
JAMES T. McLEAN, ET UX

TO
THOMAS K. TEGARDEN, ET UX

B 45602

IDENTIF. REFERENCE

JAN 20 9 13 AM '72

FELIX Z. ROBINSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS