THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
311 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

BOOK 4680 PAGE 937

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Douglas M. Broadston (NAME)	Dobson & Johnson, Inc. (NAME)	
6016 Cortez Court (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	86-2
Hermitage, Tenn. 37076 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37217 (CITY) (ZONE) (STATE)	30 Pcl

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100---------- *Dollars,*

Cash paid by Douglas M. Broadston and wife, Gwenn M. Broadston, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, John R. Roberts and wife, Carolyn Diane Roberts,

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

Douglas M. Broadston and wife, Gwenn M. Broadston,

their (s)~~XXXXX~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 104 on the Plan of Dodson Heights Subdivision, of record in Book 2900, page 113, Register's Office for said County.

Said Lot No. 104 fronts 60 feet on the southwesterly margin of Cortez Court and runs back between lines 127.2 feet on the northwesterly line and 125.8 feet on the southeasterly line to a dead line on which it measures 60.3 feet.

Being the same property conveyed to John R. Roberts and wife, Carolyn Diane Roberts, by deed from R. W. Cravens Company, Inc., as of record in Book 3702, page 309, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,750.00

Subscribed and sworn to before me, this the 9th day of February 1973

Douglas M. Broadston
Affiant

My commission expires 8/14/76 (Affix Seal)

Notary Public

This is ~~unimproved~~ improved property, known as ..... (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

Douglas M. Broadston and wife, Gwenn M. Broadston, their

~~XXXXXX~~ (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 restrictions in Book 3130, page 623, Book 3161, page 279 and plan in book 2900, page 113, said Register's Office.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Douglas M. Broadston and wife, Gwenn M. Broadston, their

(~~XXXXXX~~), *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 9th day of February, 1973, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X John R. Roberts
John R. Roberts

X Carolyn Diane Roberts
Carolyn Diane Roberts

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly W. Crabtree, a Notary Public in and for said County and State, John R. Roberts and wife, Carolyn Diane Roberts, 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 9th day of February, 1973.

Beverly W. Crabtree Notary Public

Commission expires 8/14/76

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 _____

FEB 14 73	CONV	16,750.00			
FEB 14 73	S'TAX		A*	43.42	
FEB 14 73	PR'FEE		A*	.50	
FEB 14 73	W'DEED		A*	4.00	* 47.92

WARRANTY DEED

FROM
John R. Roberts, et ux

TO
Douglas M. Broadston, et ux

B 9 4 7 3 6

IDENTIF. REFERENCE

FEB 14 10 11 AM '73

DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE

RETURN TO:
DOBSON & JOHNSON, INC.