This instrument prepared by:
DON L. SMITH, ATTORNEY
American Trust Building
Nashville, Tennessee

WARRANTY DEED

BOOK 4685 PAGE 658

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles E. McBroom et ux.	Mortgage Associates, Inc.	27W-3670
(NAME) 818 Setliff Place	(NAME) P. O. Box 28146	83-6
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Atlanta, Georgia 30328	63
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirteen Thousand Four Hundred Fifty and no/100 ----------($13,450.00) ---------- *Dollars,*

cash in hand paid by Charles E. McBroom and wife, Phyllis Gayle McBroom, the receipt of which is hereby acknowledged,

We, James Edwin Kelly and wife, Barbara P. Kelly,

have this day bargained and sold, and do hereby transfer and convey unto the said Charles E. McBroom and wife, Phyllis Gayle McBroom, their

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

Being Lot No. 34 on the Plan of Roy F. Williams Subdivision of the Hunter Tract of record in Book 547, page 13, Register's Office for said County.
Said lot fronts 50 feet on the westerly side of Setliff Street and extends back between lines, 150 feet on the southerly line and 130 feet on the northerly line, along the southerly margin of Sumner Street, to an alley in the rear on which it measures 81 feet.
Being the same property vested in James Edwin Kelly by will of record in Will Book 84, page 394, County Court of Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 13,450.00

Subscribed and sworn to before me, this the 2nd day of March 19 73

Charles E. McBroom
Affiant

My commission expires: 5-10-75 (Affix Seal)

W.K.K.
Notary Public

NOTARY PUBLIC JAMES KELLY LARGE DAVIDSON COUNTY, TENNESSEE

This is unimproved ( ) improved (X) property, known as 818 Setliff Place, 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 Charles E. McBroom and wife, Phyllis Gayle McBroom, 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 taxes for 1973 which are prorated and assumed by the grantees.

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

Witness our hand s this 2nd *day of* March, 19 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Edwin Kelly

Barbara P. Kelly

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, James R Overton, a Notary Public in and for said County and State, James Edwin Kelly and wife, Barbara P. Kelly,

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 2nd day of March, 19 73.

James R Overton
Notary Public

Commission expires May 4, 1976

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.....

MAR-53	CONV	13,450.00			
MAR-53	S'TAX		A*	34.84	
MAR-53	PR'FEE		A*	.50	
MAR-53	W'DEED		A*	4.00	* 39.34

WARRANTY DEED

FROM
James Edwin Kelly et ux.

TO
Charles E. McBroom et ux.

B 9 6 9 3 7

IDENTIF. REFERENCE

MAR 5 11 20 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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