Prepared by: Woodrow Wyatt
2203 Charlotte Ave
Nashville, Tenn

WARRANTY DEED

BOOK 4688 PAGE 68

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mrs. Nellie Broadrick	Mrs. Nellie Broadrick	103-1
(NAME) 324 Marcia Avenue	(NAME) 324 Marcia Avenue	44
(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 $5,500.00

Five thousand, five hundred and no/100 *Dollars,*

Four thousand ($4,000.00) Dollars cash and One thousand five hundred ($1,500.00) Dollars to be paid at the rate of Eighty-three and thirty-three cents ($83.33) per month for eighteen (18) months beginning March 1. 1973.

Woodrow Myatt, a widower,

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

Mrs. Nellie Broadrick, her sole and separate estate,

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

Beginning on a stone in the east boundary line of Cowden Avenue, 116.5 feet from the corner of Cowden Avenue and Charlotte Road Highway and running south 34 degrees 30 minutes east 116.5 feet with the east boundary line of Cowden Avenue to a stone; thence north 68 degrees 30 minutes west 50 feet to the beginning, being the south part of lot no. 2 in Section VII, or Cowden house tract, of the Cowden subdivision.

Being the same property conveyed to Woodrow Myatt and wife, Johnnie Myatt of record in Book 2088, page 404, Register's Office for Davidson County, Tennessee.

Louisiana

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Caddo Parish

The actual consideration or value whichever is greater, for this transfer is $ 5,500.00

Subscribed and sworn to before me, this the 16th day of Feb., 19 73

Affiant: Woodrow W. Myatt

My commission expires: Life (Affix Seal)

Notary Public: Reed J. Bryan

This is unimproved (X) improved ( ) property, known as 324 Marcia Avenue, Nashville, Tennessee 37209
(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

Mrs. Nellie Broadrick, her sole and separate estate,

(successors), heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Mrs. Nellie Broadrick, her sole and separate estate,

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 16th *day of* February, 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.*

x Woodrow Myatt

Louisiana

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
Caddo Parish

Personally appeared before me, Helen J. Bryan, a Notary Public in and for said County and State, Woodrow Myatt

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tennessee, this 16th day of February, 19 73.

Helen J. Bryan
Notary Public

Commission expires Life

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 _____

MAR12'73 CONV *5,500.00
MAR12'73 S'TAX A* 14.30
MAR12'73 PR'FEE A* .50
MAR12'73 W'DEED A* 4.00 * 18.80

Mail to Mrs. Nellie Broadrick
324 Hyperion Crescent
Nashville, Tennessee 37209

WARRANTY DEED

FROM
Woodrow Myatt

TO
Mrs. Nellie Broadrick

B 97844

IDENTIF. REFERENCE

MAR 12 12 21 PM '73

FELIX Z. 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