BOOK 4738 PAGE 503

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Ernestine W. Broaddus	Ernestine W. Broaddus ~~Mortgage Company~~	Map 84-1
(NAME)	(NAME)	
805 Roseview Drive	805 Roseview Drive ~~220 3rd Avenue North~~	Par. 103
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37206	Nashville, Tennessee 37206	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100----------
----------($10.00)---------- DOLLARS

cash in hand paid by Ernestine W. Broaddus, hereinafter called the Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the express purpose of vesting the whole fee simple title to the hereinafter described property in said Grantee, and in accordance with and pursuant to Tennessee Code Annotated, 64-110, I, Charles C. Broaddus, Jr., hereinafter called the Grantor,

AUG 17 MISC A* 4.00 * 4.00

have bargained and sold, and by these presents do transfer and convey unto the said Ernestine W. Broaddus, the Grantee, her heirs and assigns

~~the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:~~

all my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 53 on the Plan of Section I, Rose Estates, as of record in Book 3600, Page 37, Register's Office for said County, as follows:

Said Lot No. 53 fronts 106 feet on the northerly side of Roseview Drive, as measured around a slight curve, and runs back 124 feet on the northwesterly line and 113.42 feet on the southeasterly line to a dead line in the rear on which it measures 49.68 feet.

Being the same property conveyed to Charles C. Broaddus, Jr. and wife, Ernestine W. Broaddus, by deed from Carl Batson and wife, Bettye Batson, of record in Book 3853, Page 863, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT PREPARED BY
CLARENCE O. INGRAM
ATTORNEY AT LAW
P. O. BOX 313
3310 LEBANON RD. BLDG.
HERMITAGE, TENN. 37076

unimproved ( )
This is improved (X) property, known as 805 Roseview Drive
(House Number) (Street)
Nashville, Tennessee 37206
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13 day of August, 1973.

Charles C. Broaddus, Jr.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles C. Broaddus, Jr.

the 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 Nashville, Tennessee, this 1 day of August, 1973.

My commission expires March 8, 1976 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

Witness my hand and seal, at office in ,
this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF

The actual consideration for this transfer or value of property (whichever is greater) is $
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this day of , 19 .

My commission expires Notary Public

This instrument was prepared by:

Name	Address
Clarence O. Ingram, Attorney	3310 Lebanon Road Bldg. Hermitage, Tennessee 37076

WARRANTY DEED

FROM CHARLES C. BROADDUS, JR.

TO ERNESTINE W. BROADDUS

C 20129

IDENTIF. REFERENCE

AUG 17 1 39 PM '73

FELIX E. ... DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219