BOOK 4789 PAGE 910 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February, 19 74.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, Attys. 112 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. McBroom (NAME)	Same (NAME)	9D 38850
315 Union Street Suite 513 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 154
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 45

( )

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, NEAL W. CARTER and wife, ANN RANKIN CARTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES C. McBROOM, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A TRACT of Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey by Kohl-Coode, and Associates dated January 2, 1974, revised January 25, 1974, as follows:

BEGINNING on the westerly margin of Griffith Road at the northeast corner of the Green property; thence with Green's northerly line South 81° 44' west 453 feet to an iron pin; thence South 12° 36' east 378.3 feet; thence South 75° 28' west 344.4 feet to an iron pin in the easterly margin of a Private Dirt Road; thence with the same around a slight curve northwesterly 357.4 feet; thence North 64° 12' east 475.9 feet; thence North 81° 44' east 449.4 feet to the westerly margin of Griffith Road; thence with the same South 16° 36' east 51 feet to the beginning containing 4 acres, more or less.

BEING part of the same property conveyed to Neal W. Carter and wife, Ann Rankin Carter by deed from Willie Ford Green of record in Book 4479, page 973, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements, or other encumberances which are matters of public record.

There shall be no temporary dwellings or house trailers placed on this property. All buildings shall have a minimum of 1700 feet of floor space.

The Grantors also convey to the Grantee a non-exclusive easement for ingress and egress to the above described property, said easement being described as a private roadway of Grantors running along the westerly boundary of the property conveyed and extending northwardly and eastwardly across other property of the Grantors to a point of intersection with Griffith Road. Said easement shall run with the land; provided, however, that when and if the said private roadway shall become a publicly maintained and dedicated roadway, this easement shall cease.

unimproved (X)
This is improved ( ) property, known as _____
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 19th day of February, 19 74

Neal W. Carter

Ann Rankin Carter

MLJr.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Neal W. Carter and wife, Ann Rankin Carter

the 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 19th day of February 19 74.

Commission expires 11-30-76

Notary Public

JAMES C. WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19:__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

NEAL W. CARTER ET UX

TO

JAMES C. McBROOM, unmarried

C 42690

IDENTIF. REFERENCE

FEB 20 3 45 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB20 74	CONV	*7,000.00			
FEB20 74	S TAX		A*	18.20	
FEB20 74	PR FEE		A*	.50	
FEB20 74	W DEED		A*	4.00	* 22.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Recorded Book