This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Horace S Broyles ET Ux

TO

John W. Molteni Et Ux

For draftsman's use

CLYDE PAUL [illegible], ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

BOOK 4808 PAGE 964

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Molteni (NAME)	COMMERCE UNION BANK (NAME)	146-4
2704 Richmar Court (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	65
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	6D-22975

C 5 1 4 7 2

(FOR REGISTER'S USE)

IDENTIF. REFERENCE
APR 24 2 51 PM '74
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 27,000.00 John W. Molteni
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS (THE 19th DAY OF April 1974

Notary Public

MY COMMISSION EXPIRES: 1-31-[illegible]

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- DOLLARS cash in hand paid by JOHN W. MOLTENI and wife, JEANNETTE C. MOLTENI, and other good and valuable considerations, receipt of which is hereby acknowledged,

HORACE S. BROYLES and wife, BILLIE SUE BROYLES have bargained and sold, and by these presents do transfer and convey unto the said JOHN W. MOLTENI and wife, JEANNETTE C. MOLTENI their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 758 on the Plan of Caldwell Hall, Section XII, as of record in Book 3300, page 57, Register's Office for said County.

SAID Lot No. 758 fronts 113 feet on the northerly side of Richmar Court, and runs back 172.4 feet on the northwesterly line and 180 feet on the easterly line, to a rear line on which it measures 31.98 feet.

BEING the same property conveyed to Horace S. Broyles and wife, Emily T. Broyles, by deed from Andrew Ewing, Trustee, with full power, of record in Book 3461, page 145, said Register's Office. Said grantees having since divorced and by quitclaim deed of record in Book 4803, page 439, the samid Emily T. Broyles, conveyed her interest in said property to Horace S. Broyles, who has subsequently remarried.

This conveyance is made subject to the plan of record which shows an owners certificate, a 30-foot minimum building setback line from Richmar Court, and a 15-foot easement for public utility & drainage purposes along the northwesterly side and northerly rear line of said lot; restrictions of record in Book 1788, page 108 and Book 3376, page 234, Register's Office for said County.

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This is { unimproved ( ) / improved (X) } property, known as 2704 Richmar Court (House Number) (Street) Nashville P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOHN W. MOLTENI and wife, JEANNETTE C. MOLTENI their heirs and assigns, forever.

And we do covenant with the said JOHN W. MOLTENI and wife, JEANNETTE C. MOLTENI 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., except as of record.

And we, Horace S. Broyles and wife, Billie Sue Broyles do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said JOHN W. MOLTENI and wife, JEANNETTE C. MOLTENI, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 19th day of April, 1974

Horace S. Broyles
HORACE S. BROYLES

BILLIE SUE BROYLES
Billie Sue Broyles

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 Horace S. Broyles and wife, Billie Sue Broyles

the bargainors, 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 April, 19 74

DEP. HOLLINS & KNOX NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public.

Commission expires 1-31-78

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared

APR 24 CONV 27,000.00
APR 24 STAX A* 70.20
APR 24 PRTFEE A* .50
APR 24 WDEED A* 4.00 * 74.70

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