FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August 19 74.

Notary Public

MY COMMISSION EXPIRES: 9-1-75

(AFFIX SEAL)

JOHN T. CONNERS, JR. THIS INSTRUMENT WAS PREPARED BY
Attorney, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph D. Broadhurst, Jr. (NAME)	First Federal Savings & Loan (NAME)	Map 130-7
et ux 3818 Harding Place (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue, North (STREET ADDRESS)	Par. 127
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	M.O.

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, John B. Riggsbee and wife, Margaret S. Riggsbee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph D. Broadhurst, Jr. and wife, Nancy C. Broadhurst

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:

Land in Davidson County, Tennessee, being Lot No. 11 and the east one-half of Lot No. 12 on the unrecorded Map of Sharber's Harding Place Subdivision and described according to a copy of a survey made by W. B. Southgate, Surveyor, as follows:

Beginning at a point in the north margin of Harding Place, 628.2 feet east of an iron pin set in the north margin of said Harding Place at the beginning of a curve into Brighton Avenue; thence northerly 350 feet to the south line of Lot No. 25; thence easterly 150 feet to the corner of Lots Nos. 10 and 11; thence with the line between said lots, southerly 350 feet to the north margin of Harding Place; thence with the margin of the same, westerly 150 feet to the point of beginning.

Being the same property conveyed to John B. Riggsbee and wife, Margaret S. Riggsbee, by deed from Fred Steltemeier and wife, of record in Book 4422, page 792, Register's Office for Davidson County, Tennessee.

SUBJECT TO restrictive covenants contained in the deed from Kate T. Sharber to Neil H. Barker and wife, dated June 6, 1945, of record in Book 1320, page 517, Register's Office for Davidson County, Tennessee; SUBJECT TO easement of record in Book 4316, page 148, Register's Office of Davidson County, Tennessee; SUBJECT TO easement and setback line not of record on the Plan of Sharber's Harding Place Subdivision; and SUBJECT TO taxes for 1974 which have been prorated and assumed by Grantees.

This is unimproved ( ) improved (X) property, known as 3818 Harding Place, Nashville, Tennessee 37215
(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 8th day of August 19 74.

John B. Riggsbee
JOHN B. RIGGSBEE

Margaret S. Riggsbee
MARGARET S. RIGGSBEE

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John T. Cannon, Jr., a Notary Public in and for said County and State, the within named John B. Riggsbee and wife, Margaret S. Riggsbee

the bargainor S, with whom I am personally acquainted, and who acknowledged that the executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of August, 74

Commission expires 7-1-75

John T. Cannon, Jr.
Notary Public

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
JOHN B. RIGGSBEE, ET UX

TO
JOSEPH D. BROADHURST, JR., ET UX

C 66675

IDENTIF. REFERENCE

AUG 9 2 53 PM '74

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Filed at Fee

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG-9⁷⁴	CONV	60,000.00			
AUG-9⁷⁴	S'TAX		A*	156.00	
AUG-9⁷⁴	PR'FEE		A*	.50	
AUG-9⁷⁴	W'DEED		A*	4.00	* 160.50

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