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 $49,700.00

Joseph D Broadhurst Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF August 19 74

Notary Public

MY COMMISSION EXPIRES: 9/1/77

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rex H. Roberts, et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	7D36371
1034 Edwin Warner Drive (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue, North (STREET ADDRESS)	Map 12908
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	Par. 49

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, Joseph D. Broadhurst, Jr. and wife, Nancy C. Broadhurst

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rex H. Roberts and wife, Karen C. Roberts

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. 273 on the Plan of Section 1, Warner Park Valley, as of record in Book 3600, page 12, 13 and 14.

Said Lot No. 273 fronts 128.04 feet on the southerly side of Edwin Warner Drive and extends back 143.13 feet on the easterly side and 151.2 feet on the westerly side, to a broken line in the rear measuring 86.14 feet thereon.

Being the same property conveyed to Joseph D. Broadhurst, Jr. and wife, Nancy C. Broadhurst, by deed from James B. Coode, Jr. and wife, Frances P. Coode, of record in Book 4581, page 152, Register's Office of Davidson County, Tennessee.

SUBJECT TO Deed of Trust of record in Book 4581, page 154, Register's Office of Davidson County, Tennessee, securing the payment of a note executed by Joseph D. Broadhurst, Jr. and wife, Nancy C. Broadhurst, to Fidelity Federal Savings & Loan Association, etc., the unpaid balance of which is expressly assumed by the Grantees; SUBJECT TO restrictions of record in Book 3466, page 89, amended in Book 3577, page 511 and further amended in Book 3702, page 465 and SUBJECT TO 1974 taxes which have been prorated and are hereby assumed by Grantees.

This is unimproved ( ) improved (X) property, known as 1034 Edwin Warner Drive, Nashville, Tennessee 37205
(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 20th day of August, 19 74

Joseph D Broadhurst Jr.
JOSEPH D. BROADHURST, JR.

Nancy C Broadhurst
NANCY C. BROADHURST

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Capri T. Cannon Jr., a Notary Public in and for said County and State, the within named Joseph D. Broadhurst, Jr. and Nancy C. Broadhurst

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 20th day of August, 19 74

Commission expires 7-1-75

Capri 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

JOSEPH D. BROADHURST, JR., ET UX

TO

REX H. ROBERTS, ET UX

C 67952

IDENTIF REFERENCE

AUG 21 9 58 AM '74

FEE [illegible] DAVIDSON CO. TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG21[illegible]	CONV	19,700.00			
AUG21[illegible]	S'TAX		A*	129.22	
AUG21[illegible]	PR'FEE		A*	.50	
AUG21[illegible]	W'DEED		A*	4.00	* 133.72