This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM
GRACE BELLE BROADWAY

TO
JOHN DANIEL BROADWAY

For draftsman's use

BOOK 4875 PAGE 575

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) John Broadway	(NAME) Same	52-5
(STREET ADDRESS OR ROUTE NUMBER) 854 Idlewild Drive	(STREET ADDRESS) Madison, Tennessee 37115	112-168-173 PW
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

DEC 17 10 47 AM '74

FEE REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 19,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December, 19 74.

Notary Public

MY COMMISSION EXPIRES: June 1, 1977

(AFFIX SEAL)

C81674

For and in Consideration of the sum of Ten ($10)

DOLLARS

and other good and valuable considerations, I, GRACE DANIEL BROADWAY,

DEC 17 CONV
DEC 17 S'TAX 19,000.00
DEC 17 PR'FEE W'DEED P. Fee A* 49.40 50
A* 8.00 * 57.90

have bargained and sold, and by these presents do transfer and convey unto the said

JOHN DANIEL BROADWAY

~~his~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Mail
This instrument prepared by
Edward J. Gross
1710 Parkway Towers
Nashville, Tennessee 37219

Three tracts of land described as follows:

TRACT ONE:

Being Lot No. 5 on the map showing the subdivision of Lots 35, 36, and 37, in the subdivision of a part of the H. B. Chadwell Tract, as of record in Book 547, page 60, Register's Office for Davidson County Tennessee.

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Said lot fronts 100 feet on the southerly side of Lanier Avenue (widened and extended) formerly a private drive and extends back between parallel lines 259 feet to the northeasterly line of Lot 11.

TRACT TWO:

168 Being part of Lot or Tract 11 on the map showing the subdivision of Lots 35,36, and 37 in the subdivision of a part of the H. B. Chadwell Tract as of record in Book 547, page 60, Register's Office of Davidson County Tennessee, said part of said lot is more particularly described as follows:

Beginning at a point in the northwesterly line of said lot or tract as shown on said plan at the northwest corner of a part of said lot conveyed to F. H. Henry by deed of record in Book 734, page 726, Register's Office for said County; thence south 40° west 87 feet, more or less, to a point in the center of Crittenden Branch; thence down said branch as follows: South 15¼° east 290 feet; south 13½° west 200 feet; south 25½° east 180 feet; south 3° 30' west 430 feet to a point where said branch empties into Gibson Creek; thence with a creek as follows: south 29° east 125 feet; south 62° east 490 feet, more or less, to a point in the center of a drain; thence with the center of said drain north 58° east 230 feet to the common corner of Lots or Tracts 10 and 11 on said plan; thence with the line between lor or Tract 11, and lots or Tracts 10, 8, 7, 6, 5, 4, 3, 2, and 1, and along the southwesterly line of the F. H. Henry Tract north 27½° west 1543 feet, more or less, to the beginning

TRACT THREE:

Being the northerly part of Lot or Tract 17 on the Map of Montague Subdivision, of record in Book 421, page 129, Register's Office for said County, and described as follows:

11R

Beginning on the dividing line between the Lots or Tracts 17 and 18 at a cedar post 1049 feet north of the center line of East Palestine Boulevard, said point being the northeast corner of the property conveyed to Grayson Love Hancock by deed from Littell Rust and wife, of record in Book 1072, page 345, said Register's Office; thence northwardly 52 feet, more or less, to the center of the creek westwardly 400 feet to the corner of Lots 16 and 17; thence with the line between said two lots, southwardly 51 feet, more or less, to the northwest corner of said Hancock property; thence with the northerly line of the same eastwardly 400 feet to the beginning.

Being the same property conveyed by James Randall and wife, Maggie T. Randall to James Andrew Broadway and wife, Grace Belle Broadway, in Book 2694, page 161, Register's Office of Davidson County, Tennessee.

James Andrew Broadway, deceased, June 9, 1972.

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This is unimproved ( ) improved (X) property, known as 854 Idlewild Drive, Madison 37115
(House Number) (Street) 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 DANIEL BROADWAY ~~his~~ ~~heirs~~ and assigns, forever.

And I do covenant with the said JOHN DANIEL BROADWAY that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, GRACE DANIEL BROADWAY do further covenant and bind my heirs and representatives, to warrant and forever defend the title to the said land to the said JOHN DANIEL BROADWAY ~~his~~ ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 16th day of Decmeber, 19 74, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Grace Daniel Broadway

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

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Personally appeared before me, Theresa Hughes, a Notary Public in and for said County and State, the within named Grace Daniel Broadway

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of December, 19 77

Theresa Hughes, Notary Public

Commission Expires June 1, 1977

THERESA G. HUGHES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF
County of

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

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

, Notary Public

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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