This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Mrs. Grace Daniel Broadway

TO

Mrs. Danye Broadway Phifer

For draftsman's use

BOOK 4875 PAGE 579

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Danye B. Phifer (NAME)	Same (NAME)	
761 Florence Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	43-11
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	149 Pcl

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

DEC 17 10 48 AM '74

FEE PAID REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$17,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December 1974.

Notary Public

MY COMMISSION EXPIRES: June 1, 1977

(AFFIX SEAL)

C81675

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

DOLLARS

and other good and valuable consideration,

I, GRACE DANIEL BROADWAY,

DEC 17	CONV	17,000.00			
DEC 17 S'TAX			A*	44.20	
DEC 17 PR'FEE			A*	.50	
DEC 17	W'DEED		A*	8.00	* 52.70

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

DANYE SUE BROADWAY PHIFER

~~her~~ ~~heirs~~ 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

TRACT ONE: BOOK 4875 PAGE 580

Land in Davidson County, Tennessee, being part of Lot No. 1 (one) on the plan of the Anderson Estates, as of record in Book 1130, page 37, Register's Office for said County, being Lot No. 7 on the preliminary plan of Myatt-Egan Subdivision, not of record, described according to a survey by Harvey Gee, Surveyor, April 26, 1948, as follows: Said Lot begins at a point on the easterly margin of Myatt Drive at the corner of Lots No. 6 and 7 being 382 feet more or less north of the northerly margin of Old Hickory Boulevard; thence with line between Lots No. 6 and 7 easterly 210 feet to a stake; thence northwardly 100 feet to the corner of Lot No. 8; thence with line between Lots 7 and 8 westwardly 210 feet to the easterly margin of Myatt Drive; thence with said Myatt Drive southwardly 100 feet to the beginning. Being a part of the same property conveyed to N. T. Myatt, Lottie M. Myatt, C.O. Egan and Edith Eagan by deed from John W. Anderson and wife Clara W. Anderson, as of record in Book 1403, page 642, Register's Office of Davidson County, Tennessee.

There is a 10 foot easement between Lots No. 1, 2, 3, 4, and Lots No. 5 of the unrecorded preliminary Plat of Myatt-Egan Subdivision, according to a survey by Harvey Gee, Surveyor, April 26, 1948.

Being the same property conveyed to James Andrew Broadway and wife, Grace Daniel Broadway from Mr. N.T. Myatt and wife Lottie M. Myatt and C. O. Eagan and wife, Edith Eagan, in Book 1635, page 7, Register's Office of Davidson County, Tennessee.

James Andrew Broadway, deceased, June 9, 1972.

TRACT TWO: BOOK 4875 PAGE 581

Form No. WD3a

The south 75 feet of Lot No. 8 of the Myatt-Eagan Subdivision No. 3 of an unrecorded plan of a recorded plan in Book 1130, Page 37, Register's Office of Davidson County, Tennessee, known as the Anderson Estates.

Said Lot begins at a point on the easterly margin of Myatt Drive at the corner of Lots Nos. 7 and 8 being 482 feet more or less north of the northerly margin of Old Hickory Boulevard; thence with line between Lots. Nos. 7 and 8 eastwardly 210 feet to the common cormer of Lots Nos. 7, 8, 22 and 21; thence with line between Lots Nos. 21 and 8 northwardly 75 feet to a point; thence westwardly 210 feet to the easterly margin of Myatt Drive; thence with said Drive southwardly 75 feet to the beginning.

Being a part of the same property conveyed to N. W. Myatt, Lottie M. Myatt, C.O. Eagan and Edith Eagan by deed from John W. Anderson and wife, Clara W. Anderson, as of record in Book 1403, Page 642, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Owen B. Wood and wife, Esther Mae Wood by deed from N. W. Myatt, Lottie M. Myatt, C. O. Eagan and Edith Eagan, of record in Book 1535, Page 355, Register's Office for Davidson County, Tennessee.

Being the sane property conveyed from Owen B. Wood and wife Esther Mae Wood to Andrew Broadway and wife Grace Broadway, of record in Book 1632, Page 573.

Andrew Broadway, deceased, June 9,1972.

This is unimproved ( ) improved (X) property, known as 105 and 107 Myatt Drive (House Number) (Street) Madison P. O. Address: (City or Town) 37115 (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 DANYE SUE BROADWAY PHIFER ~~her~~ ~~heirs~~ and assigns, forever.

And I do covenant with the said DANYE SUE BROADWAY PHIFER 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 DANYE SUE BROADWAY PHIFER ~~HER~~ ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 16th day of December, 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

BOOK 4875 PAGE 582

STATE OF TENNESSEE
Davidson County.

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 16th day of December, 1974

Theresa Hughes
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires June 1, 1977

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 .....