C 8 3 6 6

BOOK 4879 PAGE 980

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,650

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January, 19 75

Notary Public Robert L. Wells

MY COMMENT EXPIRES: April 5, 1976

(AFFIX SEAL)

TOENTIF. REFERENCE

JAN 8 9 22 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

This instrument was prepared by:
EDWARD SEDDON, Attorney-at-
1102 KERMIT DRIVE - SUITE 203
NASHVILLE, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
(NAME) ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen T. Broshes et ux (NAME)	National Mortgage Company (NAME)	15D 36400
1815 Riverwood Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Map 73-1
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee (CITY) (STATE) (ZIP)	Parcel 60

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, W. Vernon Lemmons and wife, Carolyn Lemmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen T. Broshes and wife, Sharon F. Broshes

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:

BEING Lot No. 4 on the Plan of Moss Rose Heights, Section 2, not of record, described according to a survey made by Blanchard and Parrish Engineers, as follows:

BEGINNING on the easterly margin of Maxey Lane, at a point 470 feet, more or less, south of the southwest corner of the property conveyed to M.H. Estes and wife, by deed from Weakley J. Tune and wife, in Book 1132, page 195, said point being the corner of Lots Nos. 3 and 4 on said unrecorded plan; thence with said Lane, southwardly 60 feet to the corner of Lots 4 and 5; thence with the line between said two lots, eastwardly 170 feet; thence northwardly 65 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots, westwardly 170 feet to the beginning.

BEING the same property conveyed to W. Vernon Lemmons and wife, Carolyn Lemmons by deed from Charles Michael Schmidt and wife, Janice Ina Schmidt, of record in Book 4413, page 144, Register's Office for Davidson County, Tennessee

This conveyance, however, is subject to any and all easements and rights of way of public record.

JAN-8 75	CONV	21,650.00	A*	56.16	
JAN-8 75	S'TAX		A*	.50	
JAN-8 75	PR'FEE		A*	4.00	* 60.66
JAN-8 75	W'DEED				

This is improved (X) unimproved ( ) property, known as 1815 Riverwood Drive (House Number) (Street) Nashville, Tennessee (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 my hand this 6th day of January, 19 75

W. Vernon Lemmons

Carolyn Lemmons

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Robert L. Wells, a Notary Public in and for said County and State, the within named W. Vernon Lemmons and wife Carolyn Lemmons,

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 Nashville, Tennessee, this 6th day of January, 1975.

Commission expires April 5, 1976

Robert L. Wells 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

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.