BOOK 4987 PAGE 403

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert L. Tolbert et ux	Dobson & Johnson, Inc.	Map 150-5
(NAME)	(NAME)	
2934 Anderson Road	311 2nd Ave. North	Par 63
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37217	Nashville, Tenn. 37217	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

---------- *Dollars,*
and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidence by an instrument of record in Book 4385, page 760, Register's Office for Davidson County, Tennessee.

We, Jerry Wayne Broadbent and wife, Judy H. Broadbent

have this day bargained and sold, and do hereby transfer and convey unto the said

Robert L. Tolbert and wife, Martha E. Tolbert

their (~~XXXXX~~), *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 634 on the Plan of Edge-O-Lake Estates, Section 12, as of record in Book 3842, page 236, Register's Office for said County.

Said lot fronts 80 feet on the north side of Anderson Road and extends back between parallel lines 142.81 feet to a dead line.

Being the same property conveyed to Jerry Wayne Broadbent and wife, Judy H. Broadbent by deed from Cheek & Jones, Inc. of record in Book 4385, page 758, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchaser. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 31500.00

Subscribed and sworn to before me, this the 31st day of January, 19 76

Affiant

My commission expires: July 22 1976 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2934 (House Number) Anderson Road (Street), Nashville (P. O. Address) 37217 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Robert L. Tolbert and wife, Martha E. Tolbert,

their (successors),

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Robert L. Tolbert and wife, Martha E. Tolbert, their

(~~XXXXX~~)(successors), *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 31st *day of* January, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

This Instrument Was Prepared By

Of The Law Firm Pedigo & Stahlman

Stahlman Building: Nashville, Tennessee

X Jerry W. Broadbent

X Judy H. Broadbent

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mr. Elvis P.G. Phillips, a Notary Public in and for said County and State, Jerry Wayne Broadbent and wife, Judy H. Broadbent the within named bargainor S, 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 31st day of January, 19 76.

Mr. Elvis P.G. Phillips Notary Public

Commission expires 5-7-77

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.....

JAN 12 76 CONV 37,500.00
JAN 12 76 S'TAX B* 97.50
JAN 12 76 PR'FEE B* .50
JAN 12 76 W'DEED B* 4.00 * 102.00

WARRANTY DEED

FROM
JERRY WAYNE BROADBENT, ET UX

TO
ROBERT L. TOLBERT, ET UX

D 31686.

IDENTIF. REFERENCE

JAN 12 10 39 AM '76

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON