This Deed Prepared by:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, TN 37217

BOOK 4990 PAGE 318

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James C. McBroom	Fidelity Federal S & L Assoc.	
(NAME) 4919 Salem Drive	(NAME) 401 Union Street	147-5
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN	(STREET ADDRESS) Nashville, TN 37219	163 pt
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----$10----

-----Ten and no/100---- Dollars,

Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged.

We, David Hodgin and wife Wendy Hodgin

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

James C. McBroom

his ~~XXXXXX~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Caldwell Country Estates, Section 1, Register's Office for Davidsnn County, Tennessee.

Said Lot No. 23 fronts 297.7 feet along the southwesterly margin of Salem Drive and extends back between two lines 160.0 feet on the southeasterly line and 377.0 feet on the westerly line, to a dead line in the rear measuring 98.5 feet thereon.

Being the same property conveyed to David Hodgin and wife Wendy Hodgin by deed from Louis Stocko and wife Muriel S. Stocko of record in Book 4556, page 174, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value, whichever is greater, for this transfer is $38,000.00

Subscribed and sworn to before me, this the 16th day of January 1976

Affiant

My commission expires: (Affix Seal) Notary Public

This is unimproved ( ) improved (X) property, known as 4919 Salem Drive, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

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

James C. McBroom

his ~~XXXXXX~~

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 James C. McBroom

his

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

Witness our hand s this 16th day of January, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

David Hodgin

Wendy Hodgin

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Hodgin and wife Wendy Hodgin

the within named 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 16th day of January, 1976.

John T. Scobb Notary Public

My Commission expires 5-8-79

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.....

JAN21 76	CONV	38,000.00			
JAN21 76	S'TAX		B*	98.80	
JAN21 76	PR'FEE		B*	.50	
JAN21 76	W'DEED		B*	4.00	* 103.30

510287-9

WARRANTY DEED

FROM DAVID HODGIN, ET UX

TO JAMES C. MCBROOM

D 32970

IDENTIF. REFERENCE

JAN 21 2 38 PM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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