This instrument prepared by: Jackson, Tanner & Reynolds, Attys.
507 American Trust Building
Nashville TN 37201

BOOK 4991 PAGE 115

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| William S. Davis et ux | First & Mid-South Mortgage Co | 9D-57512 |
| (NAME) | (NAME) | |
| 203 Sawyer Brown Road | P. O. Box 2568 | Map 128-10 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville TN 37221 | Nashville TN 37219 | Par. 115 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* ..... *Dollars,* cash paid by Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance of a note in the original amount of $21,500.00 to First & Mid-South Mortgage Company, secured by deed of trust to Franklin G. Clark, Tr., and recorded in Book 4790, page 337, said Register's Office, payable as specified therein. Grantees further hereby assume the obligations of Gary W. McBroom et ux under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness abovementioned, we, Gary W. McBroom and wife, Shirley A. McBroom, *have this day bargained and sold, and do hereby transfer and convey unto the said* William S. Davis and wife, Judy Davis, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 213 on the Plan of Stacy Square, Section 3, as of record in Book 4175, page 154, Register's Office for Davidson County, Tennessee.

Said Lot No. 213 fronts 80 feet on the westerly margin of Sawyer Brown Road and extends back 110 feet on the southerly line and 206.6 feet on the northerly line to a dead line in the rear, measuring 115.5 feet thereon.

Being the same property conveyed to Gary W. McBroom and wife, Shirley A. McBroom, by deed from Vernon S. Summerlin and wife, Julia Ann Summerlin, of record in Book 4790, page 335, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements, or other encumbrances which are matters of public record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this tranefer is $ 25,175.40

Affiant William S. Davis

Subscribed and sworn to before me, this the 21st day of January 19 76

Notary Public James R. Kent

My commission expires: March 27, 1977 (Affix Seal)

This is unimproved ( ) improved (X) property, known as 203 Sawyer Brown Road, Nashville TN 37221 (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* William S. Davis and wife, Judy Davis, 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,* except for abovementioned deed of trust assumed by Grantees.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William S. Davis and wife, Judy Davis, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our hands this twenty-first *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.*

Shirley A. McBroom

Gary W. McBroom

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary W. McBroom and wife, Shirley A. McBroom, 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 24th day of January, 19 76.

James R. Kent
Notary Public

Commission expires March 27, 1977

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.....

| | | | | | |
|---|---|---|---|---|---|
| JAN23'76 | CONV | 25,175.40 | | | |
| JAN23'76 | S'TAX | | B* | 65.52 | |
| JAN23'76 | PR'FEE | | B* | .50 | |
| JAN23'76 | W'DEED | | B* | 4.00 | * 70.02 |

WARRANTY DEED

FROM GARY W. McBROOM et ux

TO WILLIAM S. DAVIS et ux

D 33323

IDENTIF. REFERENCE

JAN 23 1 58 PM '76

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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

Mail to: Nixon-Kent Realty Co. Inc. 2535 Franklin Rd., Nashville, Tenn. 37204