BOOK 4992 PAGE 50

FORM NO. WD-1

PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
338 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,500.00

Troy M. Broadway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January 1976.

Notary Public

MY COMMISSION EXPIRES: 10 Dec 1979
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy M. Broadway (NAME)	Fid. Fed. Sav. & Ln. Assn., (NAME)	50 14
3208 Sennadale, Ln., (STREET ADDRESS OR ROUTE NUMBER)	Fid. Tower Bldg., (STREET ADDRESS)	235
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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, Jessie M. Broadway and wife, Minnie P. Broadway

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Troy M. Broadway and wife, Bonnie L. Broadway

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. 261 on the Plan of Parkwood Estates, as of record in Book 3300, page 5.

SAID Lot 261 fronts 67.5 feet on the easterly side of Sennadale Land and runs back 136.3 feet on the southwesterly line and 143.7 feet on the northeasterly line, to a line in the rear on which it measures a total of 78.9 feet.

BEING the same property conveyed to Jessie M. Broadway and wife, Minnie P. Broadway by deed from Jimmy W. Hayes and wife, Elizabeth D. Hayes of record in Book 4965, page 694, Register's Office for Davidson County, Tennessee.

The grantee's herein assume and agree to pay a note to Fidelity Federal Savings and Loan Association, Nashville, Tennessee, secured by a deed of trust on the herein described real property and recorded in the Register's Office for Davidson County, Tennessee.

This is { unimproved ( ) improved (X) } property, known as 3208 Sennadale, Ln., Nashville, Tennessee
(House Number) (Street) (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 our hands this 31 day of December, 19 75

Jessie M. Broadway & Minnie P Broadway

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jessie M. Broadway and wife, Minnie P. Broadway

the 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 31 day of December 1975

Commission expires 5-23-77

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
JESSIE M. BROADWAY, ET UX

TO
TROY M. BROADWAY, ET UX.

D 33782

IDENTIF. REFERENCE

JAN 28 9 44 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

JAN28⁷⁶	CONV	23,500.00			
JAN28⁷⁶	S'TAX		B*	61.10	
JAN28⁷⁶	PR'FEE		B*	.50	
JAN28⁷⁶	W'DEED		B*	4.00	* 65.60