ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Leland T. Broyles, Et Ux. (NAME)	SAME (NAME)	Map 119-5
213 Elberta Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parc 201
Nashville, Tenn. 37211 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------TEN and 00/100---------- ($10.00)---------- DOLLARS

Cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, including grantees assuming an unpaid indebtedness as described and recorded in Book 4653, Page 314, Register's Office for Davidson County, Tennessee, which grantees promise to pay and agrees to hold grantors harmless for same; WE

PAUL E. COX and wife RUBY B. COX

have bargained and sold, and by these presents do transfer and convey unto the said ~~Leland T. Broyles~~ and wife, Karen L. Broyles

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in ~~Davidson~~ County, State of Tennessee, described as follows:

Being lot No. 15 on Map of the Re-subdivision of Lots Nos. 4, 5, 6, 7, 8, and 9 of Block 27 and Lots Nos. 2, 3, 4, and 6 of Block 26, and Blocks 23 and 24, Cumberland Nurseries, as of record in Book 161, Page 139, Register's Office for said County.

Said Lot No. 15 fronts 50 feet on the southerly side of Elberta Street and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed to Paul E. Cox and wife Ruby B. Cox by deed from Jesse Davis and wife, Lollie Davis, of record in Book 4653, Page 314, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as ~~213 Elberta Street~~ (House Number) (Street)
Nashville, Tennessee 37211
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 17th day of February, 19 76.

Paul E Cox
PAUL E. COX

Ruby B. Cox
RUBY B. COX

BOOK 4997 PAGE 296

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named Paul E. Cox and wife, Ruby B. Cox

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 17th day of February, 1976.

My commission expires May 2nd 1977 Notary Public Dan E. Tittle

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 12,479.91
This is equal to or greater than the property would bring at a fair and voluntary sale.

Leland T. Broyles

Sworn to and subscribed before me
this 17th day of February, 19 76.

My commission expires May 2nd 1977 Notary Public Dan E. Tittle

This instrument was prepared by:
JAMES M. SYKES, ATTY. 2720 Nolensville Road, Nashville, Tenn. 37211

Name				Address
FEB 17 76	CONV	12,479.91		
FEB 17 76	S TAX	B*	32.50	
FEB 17 76	PR'FEE	B*	.50	
FEB 17 76	W'DEED	B*	4.00	* 37.00

WARRANTY DEED

FROM PAUL E. COX, ET UX.

TO LELAND T. BROYLES, ET UX.

D 36295

IDENTIF. REFERENCE

FEB 17 1 19 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

Mail to:
Dan Tittle
2720 Nolensville Rd.
Nashville, Tenn.
37211