D 5 1 7 3 8

BOOK 5030 PAGE 946

IDENTIF. REFERENCE

JUN 2 10 42 AM '76

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $22,000.00.

Hugh P. Hobbs III

Subscribed and sworn to before me, this the 1st day of June, 1976.

Jessie H. Harris
Notary Public

My commission expires: July 17, 1977

WARRANTY DEED

This instrument was prepared by Claude Callicott, Attorney at Law, 513 Nashville City Bank & Trust Building, Nashville, Tennessee 37201.

Address new owner:	Send Tax bills to:	Map No. 160-7 Parcel No. 41
Hugh Hobbs III and wife, Yvonne H. Hobbs 5440 Overton Road Nashville, Tennessee 37220	Same	

For and in consideration of the sum of Twenty-Two Thousand Dollars ($22,000.00) paid in cash by the hereinafter named grantees, the receipt of which is hereby acknowledged, I, Jessie Bell Broadwell, have bargained and sold and by these presents do transfer and convey unto Hugh Hobbs III and wife, Yvonne H. Hobbs, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the Sixth Civil District of Nashville, Davidson County, Tennessee, being Lot No. 2 on the Plan of Broadwell Acres, Section 3, of record in Book 4885, page 158, Register's Office of said county, described as follows:

Beginning at a point in the easterly margin of Overton Road, said point being 12 feet eastwardly from the center line of said road as now constructed, said point also being the common corner of Lots 1 and 2 of said subdivision; thence south 87° 16' 34" east passing an iron pin witness corner at 13.0 feet, in all 588.48 feet to an iron pin; thence south 2° 38' 45" west 148.21 feet to an old fence corner post; thence north 87° 16' 34" west, passing an iron pin witness corner at 574.15 feet, in all 587.15 feet to a point in the east margin of said Overton Road; thence with the east margin of same north 2° 07' 47" east 148.22 feet to the point of beginning. The westerly part of the southerly line of Lot No. 2 coincides with the northerly line of Lot No. 2 of the W. H. Broadwell Plan of record in Book 475, page 462, said Register's Office, the property of Hugh Hobbs III. The easterly margin of Overton Road as defined in this description is 42.0 feet east of and parallel to the easterly subdivision boundary line of Dunn-Meade Subdivision of record in Book 2330, page 162, said Register's Office.

This is a part of the property which was conveyed to William Ernest Broadwell and wife, Jessie Bell Broadwell, by deed dated June 30, 1923, from W. H. Broadwell and

wife, Mary L. Broadwell, of record in Deed Book 620, page 144, Register's Office for said county. The said William Ernest Broadwell has since died.

This is unimproved property, located on the east side of Overton Road.

To have and to hold said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantees, Hugh Hobbs III and Yvonne H. Hobbs, their heirs and assigns forever. This conveyance is made subject to the 1976 taxes which have been prorated as of the date of this deed and which taxes the grantor assumes and agrees to pay when due. This conveyance is also made subject to owner's certificate on said plat of Broadwell Acres, Section 3, a utility easement 10 feet wide extending along the easterly (rear) boundary line of said lot as shown on said plat and is subject to any and all other easements for utilities that may exist in, on or under said property. This conveyance is also made subject to a minimum building set back line as shown on said plat and is subject to all applicable zoning regulations.

I, Jessie Bell Broadwell, do covenant with the said grantees, Hugh Hobbs III and Yvonne H. Hobbs, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except as hereinabove stated, that is, the 1976 taxes, owner's certificate on said plat, minimum set back line as shown on said plat, 10 feet wide easement for utilities along the easterly (rear) line of said lot, any other easements for utilities and applicable zoning regulations.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

I further covenant that I am the widow of William Ernest Broadwell and that I have not remarried since his death.

JUN-2[illegible]	CONV	22,000.00			
JUN-2[illegible]	S'TAX		B*	57.20	
JUN-2[illegible]	PR'FEE		B*	.50	
JUN-2[illegible]	W'DEED		B*	4.00	* 61.70

Witness my hand this 1st day of June, 1976.

Jessie Bell Broadwell
Jessie Bell Broadwell

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, Jessie W. Hargis, a Notary Public in and for said County and State, the within named Jessie Bell Broadwell, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of June, 1976.

My Commission expires:

July 1- 1979

Jessie W. Hargis
Notary Public
State of Tenn.

STATE OF TENNESSEE ★ JESSIE W. HARGIS ★ NOTARY PUBLIC AT LARGE