BOOK 5047 PAGE 155

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15000.00

X Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF July, 76

Notary Public

MY COMMISSION EXPIRES: 10/28/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 24th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| CORDELL H. McBROOM (NAME) | MORTGAGE ASSOCIATES, INC. (NAME) | |
| 1219 Emmett Street (STREET ADDRESS OR ROUTE NUMBER) | 1835 Savoy Drive, N. E. (STREET ADDRESS) | 72-13 |
| Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP) | Atlanta, Georgia 30341 (CITY) (STATE) (ZIP) | 365 |

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, JIMMY F. HOWELL and wife, JACKEY HOWELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CORDELL H. McBROOM and wife, SANDRA T. McBROOM

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:

LAND in Davidson County, Tennessee, being part of Lot No. 1 of Block "A" on the Plan of Tim H. Moore's Subdivision of part of A. W. Johnson and G. P. Smith's Subdivision, as of record in Book 332, page 107 and being known as Lot No. 4 on a Resubdivision of part of Block "A", described according to a survey made by James A. Hamilton, Jr., Surveyor, November 22, 1952, to which Plan reference is herein made for a more complete description of metes and bounds.

BEING the same property conveyed to Jimmy F. Howell and wife, Jackey Howell by deed from James A. Childers and wife, Gloria Childers of record in Book 4622, page 7, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 1219 Emmett Street, Nashville, Tennessee 37206
(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 hand s this 15th day of July, 19 76

JIMMY F. HOWELL JACKEY HOWELL

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JIMMY F. HOWELL and wife, JACKEY HOWELL

the 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 15th day of July, 19 76

Commission expires 10/28/78

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

JIMMY F. HOWELL, et ux

JACKEY HOWELL

TO

CORDELL H. McBROOM, et ux

SANDRA T. McBROOM

~~PLEASE MAIL~~ RECORDED DEED TO:

Alan L. Saturn, Esquire
24th Floor,
First American Center
Nashville, Tennessee 37238

D 58983

IDENTIF. REFERENCE

JUL 19 2 00 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| JUL 19 76 | CONV | 15,000.00 | | | |
| JUL 19 76 | S'TAX | | B* | 39.00 | |
| JUL 19 76 | PR'FEE | | B* | .50 | |
| JUL 19 76 | W'DEED | | B* | 4.00 | * 43.50 |

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.