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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF July, 1976.

Notary Public

MY COMMISSION EXPIRES: 5-17-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Conners, Jr., First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos Muhletaler, et ux (NAME)	Noel-Palmer Mortgage Co., Inc. (NAME)	Map 129-15
836 Highland Crest Drive (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers (STREET ADDRESS)	Parcel 101
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	FB 9D-59592

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, LEE K. BROADWIN and wife, HARRIET BROADWIN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CARLOS MUHLETALER and wife, DEYA MUHLETALER,

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. 104 on the Plan of West Meade Highlands, Section II, as of record in Book 3700, page 125, Register's Office for said County.

Said lot fronts 109 feet on the northerly side of Highland Crest Drive and runs back 185.7 feet on the easterly line and 193.6 feet on the westerly line to a dead line in the rear on which it measures 107.50 feet.

Being the said property conveyed to Lee K. Broadwin and wife, Harriet Broadwin, by deed from Anthony J. Coletta and wife, Gloria A. Coletta, of record in Book 4399, page 170, Register's Office for Davidson County, Tennessee.

SUBJECT to Restrictive Covenants of record in Book 4132, page 146, said Register's Office; SUBJECT to easement and setback line and owner's certificate shown on Plan of record in Book 3700, pages 124 and 125, said Register's Office; and SUBJECT to 1976 taxes, which have been prorated and assumed by grantees.

This is improved (X) unimproved ( ) property, known as 836 Highland Crest Drive, Nashville, TN 37205
(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 20th day of July, 1976

LEE K. BROADWIN

HARRIET BROADWIN

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John P. Grimes, a Notary Public in and for said County and State, the within named Lee K. Broadwin and wife, Harriet Broadwin,

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 20 day of July 19 76

Commission expires 5-17-77

John P. Grimes
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

D 59303

WARRANTY DEED

FROM

LEE K. BROADWIN and wife,

HARRIET BROADWIN

TO

CARLOS MUHLETALER and wife,

DEYA MUHLETALER

IDENTIF. REFERENCE

JUL 20 2 51 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Box 82
WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 20 76	CONV	58,500.00			
JUL 20 76	S TAX		B*	152.10	
JUL 20 76	P&F FEE		B*	.50	
JUL 20 76	W DEED		B*	4.00	* 156.60