BOOK 5054 PAGE 327

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. John P. Broderick	Same	
(NAME:) Lot 47, Sugartree, Phase 2	(NAME)	116-8-B
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN.	(STREET ADDRESS)	47
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TWENTY-SIX THOUSAND FIVE HUNDRED AND NO/100 ($26,500.00) - Dollars,

cash in hand paid, the receipt and sufficiency of which is hereby acknowledged,

JACK DALTON and wife, JEANETTE H. DALTON, herein called Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said

JOHN P. BRODERICK and wife, MARY MARGARET BRODERICK,

herein called Grantees, their ~~XXXXXX~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being a certain building site identified as No. 47, as shown on the Revised Plan of Sugartree, Phase 2, as of record in Book 4860, pages 79 and 80, Register's Office for said County.

Being the same property conveyed to Jack Dalton and wife, Jeanette H. Dalton, by deed from Sugartree Properties, Inc., of record in Book 5002, Page 628, Register's Office for Davidson County, Tennessee.

The 1976 real estate taxes are assumed by Grantees and shall be paid by them.

THIS INSTRUMENT WAS PREPARED BY WILLIAM H. LASSITER, JR., ATTORNEY, L & C TOWER, NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26,500.00

Subscribed and sworn to before me, this the 30th day of August 19 76

Affiant Mrs John P. Broderick

My commission expires: (Affix Seal) Notary Public

This is unimproved (X) improved ( ) property, known as Lot 47, Sugartree, Phase 2 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their ~~XXXXXX~~ heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1976 taxes and all easements and restrictions of record.

Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their ~~XXXXX~~ successors, heirs and assigns, against the lawful claims of all persons.

Witness our hands this 30th day of July, 19 76 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on this day and date.

Jack Dalton
JACK DALTON

Jeanette H. Dalton
JEANETTE H. DALTON

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, JACK DALTON and wife, JEANETTE H. DALTON,

the within named 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 30 day of July, 1976.

Suzanne Carter, Notary Public

SUZANNE CARTER NOTARY PUBLIC DAVIDSON COUNTY TENN.

Commission expires Feb. 25, 1980

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... .....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

AUG-5 76	CONV	26,500.00			
AUG-5 76	S'TAX		B*	68.90	
AUG-5 76	PR'FEE		B*	.50	
AUG-5 76	W'DEED		B*	4.00	* 73.40

WARRANTY DEED

FROM
JACK DALTON and wife, JEANETTE H. DALTON

TO
JOHN P. BRODERICK and wife,
MARY MARGARET BRODERICK

D61930

IDENTIF. REFERENCE

AUG 5 11 51 AM '76

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

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238