This instrument was prepared by [illegible] Attorney at Law,
3815 Cleghorn Avenue, Nashville, Tennessee. 37215

BOOK 5076 PAGE 206

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patrick S. Simpson	(same)	Map 118-1
(NAME) 1207 Paris Avenue	(NAME)	Parcel 79
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------
----------($10.00)---------- Dollars,

cash in hand paid by the Grantee, hereinafter named, and other good and valuable consideration, the receipt of which is acknowledged,

Broadway Realty Company, a Tennessee Corporation, hereinafter called Grantor, and wife, Catherine F.Simpson
have this day bargained and sold, and do hereby transfer and convey unto the said Patrick S. Simpson, hereinafter called Grantee, their

XXXXXX heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee being Lot No. 74 in Victoria Place, a plan of which is of record in Book No. 332, page 107, Register's Office for said County,

Said Lot No. 74 fronts 62½ feet on the south side of Paris Avenue, and extends back between parallel lines, and to the westerly margin of a 12 foot alley, 130 feet to a 10 foot alley.

Being the same property conveyed to Grantor by deed from Verda LaFever of record in Book 4547, page 128, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 7,000.00
Subscribed and sworn to before me, this the 7th day of
October 19 76
Affiant
My commission expires: Nov 26, 1979 (Affix Seal)
Notary Public

This is unimproved ( ) improved (X) property, known as 1207 Paris Avenue, Nashville, Tennessee
(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 Grantee, their
heirs and assigns forever. It covenant that it is 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 which have been prorated and payment thereof to be by Grantee.
It further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, their
heirs and assigns, against the lawful claims of all persons.

Witness its hand this 7th day of October, 19 76 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Broadway Realty Company, a Tennessee Corporation.

By: E. A. Leroue, Secretary-Treasurer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at.....Tennessee, this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* E. A. Leroue *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* secretary-Treasurer *of the* Broadway Realty Company *the within named bargainor, a corporation, and that* he *as such* Secretary-Treasurer *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Secretary-Treasurer.

Witness my hand and seal, at office in Nashville, Tennessee *this* 7th *day of* October, *19* 76

Notary Public

Commission expires March 30 1979

OCT-76	CONV	*7,000.00			
OCT-76	S'TAX		B*	18.20	
OCT-76	PR'FEE		B*	.50	
OCT-76	W'DEED		B*	4.00	* 22.70

WARRANTY DEED

FROM
Broadway Realty Company

TO
Patrick S. Simpson

D 7 1 5 4 2

IDENTIF. REFERENCE

OCT 7 1 31 PM '76

FELIX Z. WITSELL REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS