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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 $ 19853

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April, 1977

Notary Public

MY COMMISSION EXPIRES: 11/8/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 107 Donelson Pike Nashville, Tn. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D. W. Linville (NAME)	Majestic Investment Co. (NAME)	
818 Setliff Place (STREET ADDRESS OR ROUTE NUMBER)	2420 West 26th Ave. (STREET ADDRESS)	83-6
Nashville, Tn. (CITY) (STATE) (P. O. ZIP)	Denver, Colo. 80211 (CITY) (STATE) (ZIP)	63 Pt

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, Phyllis Gayle McBroom, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO D. W. Linville and wife, Peggy A. Linville

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. 34 on the Plan of Roy F. Williams Subdivision of the Hunter Tract of record in Book 547, page 13, Register's Office for said County.

Said lot fronts 50 feet on the westerly side of Setliff Street and extends back between lines, 150 feet on the southerly line and 130 feet on the northerly line, along the southerly margin of Sumner Street, to an alley in the rear on which it measures 81 feet.

Being the same property conveyed to Charles E. McBroom and wife, Phyllis Gayle McBroom by deed from James Edwin Kelly and wife, Barbara P. Kelly as of record in Book 4685, page 658, said Register's Office. Charles E. McBroom having since die.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4685, page 660, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is (unimproved ( ) improved (X)) property, known as 818 Setliff Place (House Number) (Street) Nashville, Tennessee (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 my hand this 7th day of April, 1977

Phyllis Gayle McBroom

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phyllis Gayle McBroom, a widow

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 7th day of April 19 77

Commission expires 11/18/78

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

Phyllis Gayle McBroom, a widow

TO

D. W. Linville et ux

D 9 8 7 6 1

IDENTIF. REFERENCE

APR 14 12 08 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

APR 14 77	CONV	19,853.00			
APR 14 77	S'TAX		B*	51.74	
APR 14 77	R'FEE		B*	.50	
APR 14 77	M'DEED		B*	4.00	* 56.24

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

William G. Traber
P. O. Box 2255
Nashville, Tenn. 37214