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BOOK 5136 PAGE 635

IDENTIF. REFERENCE

APR 15 1 24 PM '77

REGISTER
DAVIDSON CO., TENN.

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Claude Callicott

Subscribed and sworn to before me this the 15th day of April, 1977.

Notary Public

My Commission expires

WARRANTY DEED

This instrument was prepared by Claude Callicott, Attorney at Law, 513 Nashville City Bank & Trust Building, Nashville, Tennessee 37201.

Address new owner as:

mail William Morris Profitt and wife,
Udith Marion Proffitt
535 Baxter Lane
Nashville, Tennessee 37220

Send tax bills to: Same

Map No. 160-7

Parcel No. 36

For and in consideration of the sum of Fifty-Five Thousand Dollars ($55,000.00) paid in cash by the grantees, William Morris Proffitt and wife, Udith Marion Proffitt, the receipt of which is hereby acknowledged, I, Jessie Bell Broadwell, have bargained and sold and by these presents do transfer and convey unto the said William Morris Proffitt and wife, Udith Marion Proffitt, their heirs and assigns, a certain tract or parcel or land in Davidson County, Tennessee, described as follows:

Land in the Sixth Civil District of Metropolitan Nashville and Davidson County, Tennessee, being Lot No. 1 on the Plat of Broadwell Acres, Section 3, of record in Book 4885, page 158, of the Register's Office for said county, more particularly described as follows:

Beginning at a point in the easterly margin of Overton Road, said point being 12 feet eastwardly from the center line of said road as now constructed, said point also being the common corner of Lots 1 and 2 of said subdivision; thence south 87° 16' 34" east passing an iron pin witness corner at 13.0 feet, in all 588.48 feet to an iron pin; thence north 2° 38' 45" east 16.87 feet to an iron pin; thence north 2° 44' 51" east 213.46 feet to an iron pin; thence north 87° 12' 01" west passing an iron pin witness corner at 577.96 feet, in all 590.96 feet to a point in the east margin of Overton Road; thence with the east margin of Overton Road south 2° 07' 47" west 231.11 feet to the point of beginning, containing 3.12 acres according to said plat. The northerly line of said Lot No. 1 coincides with the southerly line of Lot 1 of Broadwell Acres, Section 2, of record in Book 4060, page 8, said Register's Office.

The easterly margin of overton Road as defined in this description is 42.0 feet east of and parallel to the easterly subdivision boundary line of Dunn-Meade Subdivision of record in Book 2330, page 162, said Register's Office.

This is a part of the property which was conveyed to William Ernest Broadwell and wife, Jessie Bell Broadwell, by deed from W. H. Broadwell and wife, Mary L. Broadwell, dated June 30, 1923, of record in Deed Book 620, page 144, Register's Office for said county. The said William Ernest Broadwell has since died.

This is improved property known as house number 5424 Overton Road, Nashville, Tennessee 37220.

To have and to hold said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, William Morris Proffitt and wife, Udith Marion Proffitt, their heirs and assigns forever.

This conveyance is made subject to the 1977 taxes which have been prorated as of the date of this deed and which taxes the grantees assume and agree to pay when due. This conveyance is also made subject to said plat of Broadwell Acres, Section 3, and to the owner's certificate on said plat, utilities easement 10 feet wide extending along the easterly (rear) boundary line of said lot as shown on said plat, the minimum set-back line as shown on said plat and is subject to all applicable building and zoning regulations, restrictions and requirements imposed by the United States of America, the State of Tennessee, the Metropolitan Government of Nashville and Davidson County, Tennessee, and any and all governmental institutions and agencies.

I, Jessie Bell Broadwell, do covenant with the said grantees, William Morris Proffitt and wife, Udith Marion Proffitt, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and that title to the same is free and unencumbered except as hereinabove stated, namely, the 1977 taxes, the said plat of record in Book 4885, page 158, of the Register's Office for Davidson County, Tennessee, and the owner's certificate thereon, and especially the 10 feet wide utilities easement along the easterly boundary line of said lot, the minimum set-back line as shown on said plat and all applicable building and zoning regulations as above referred to.

I further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to said land to the grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

I further covenant that I am the widow of William Ernest Broadwell and that I have not remarried since his death.

APR 15	CONV	55,000.00			
APR 15	S'TAX		B*	143.00	
APR 15	PR'FEE		B*	.50	
APR 15	W'DEED		B*	4.00	* 147.50

Signed by me at Nashville, Tennessee, this April 14, 1977.

Jessie Bell Broadwell

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, _____ a Notary Public in and for said County and State, the within named Jessie Bell Broadwell, 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 14 day of April, 1977.

My Commission expires:

_____

Notary Public

JESSIE W. HARRIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE