THIS INSTRUMENT PREPARED BY R. DAVID LUDWICK, ATTORNEY AT LAW, 7TH FLOOR, THIRD NATIONAL BANK BUILDING, NASHVILLE, TENNESSEE

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WARRANTY DEED

NEW OWNER: James C. Broome, P. O. Box 15382, Nashville, Tennessee 37215

SEND TAX BILLS TO: Same

MAP NO. 131-1-C

PARCEL 3

FOR AND IN CONSIDERATION of the sum of Twenty-three Thousand Eight Hundred Fifty Dollars ($23,850.00), payable Ten Thousand Five Hundred Dollars ($10,500.00) in cash and the balance of Thirteen Thousand Three Hundred Fifty Dollars ($13,350.00) upon the transfer of this property with improvements pursuant to Deed of Trust executed of even date herewith, THE DORMAN CORPORATION has this day bargained and sold, and does hereby transfer and convey unto James C. Broome, his heirs and assigns, certain real estate in Nashville, Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Unit No. 4105 on the Revised Plan of Park Place, as of record in Book 4860, page 124, Register's Office for Davidson County, Tennessee. Reference is hereby made to said Revised Plan for a more complete description of said Unit.
>
> Being the same property conveyed to The Dorman Corporation by deed from Nellie Mabry Wise and husband R. W. Wise, of record in Book 4832, page 601, Register's Office for Davidson County, Tennessee, and re-recorded in Book 5061, page 725, said Register's Office.

This is unimproved property known as 4105 Dorman Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James C. Broome, his heirs and assigns, forever. The Dorman Corporation covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except by instruments of record, including the Deed of Trust hereinabove referred to to secure the payment of the balance of the purchase price.

The Dorman Corporation further covenants and binds itself, and its representatives, to warrant and forever defend the title to said real estate to said James C. Broome, his heirs and assigns, against the lawful claims of all persons.

Witness its hand this 26TH day of August, 1977, The Dorman Corporation having caused its name to be signed hereto by its duly authorized officer on said day and date.

THE DORMAN CORPORATION

By: T. C. Morgan

T. C. Morgan, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $23,850.00.

Affiant

Subscribed and sworn to before me, this, the 26th day of August, 1977.

Notary Public

My commission expires: 1-17-81

GLENN G. MARBUT NOTARY PUBLIC AT LARGE STATE OF TENN.

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IDENTIF. REFERENCE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

AUG 26 2 13 PM '77

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

Before me, MARBUT GLENN GASTON JR, a Notary Public of the State and County aforesaid, personally appeared T.C. MORGAN, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a duly authorized PRESIDENT & agent of The Dorman Corporation, the within-named bargainor, a corporation, and that he, as such agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as agent and officer thereof.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this 26TH day of AUGUST, 1977.

Notary Public

MARBUT GLENN GASTON, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 1-19-81

AUG26 77	CONV	23,850.00			
AUG26 77	S'TAX		B*	61.88	
AUG26 77	PR'FEE		B*	.50	
AUG26 77	W'DEED		B*	4.00	* 66.38