BOOK 5195 PAGE 438

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

15,500.00 (Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF SEPTEMBER, 19 77

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary W. McBroom	Churchill Mortgage Corporation	11D 67010
(NAME) 311 East Due West Avenue	(NAME) 1835 Savoy Drive, N.E., 300	51-8
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115	(STREET ADDRESS) Atlanta, Ga 30341	173
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Finis Alvin McBroom et ux Annie Lee McBroom

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary W. McBroom et ux Elizabeth N. McBroom

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:

Land in Davidson County, Tennessee, being part of Lot No. 23 on the Map of Montague Subdivision, as of record in Book 421, Page 129, Register's Office for said County, being Lot No. 2 and the westerly 25 feet of Lot No. 3 on the Plan of George F. Roth's Resubdivision of Lots Nos. 19 and 23 in Montague Subdivision, not of record, described according to a survey made by Dorris Boner, Surveyor, April 24, 1946, as follows: BEGINNING on the northeasterly margin of Due West Avenue at a point 107.5 feet southeast of the easterly margin of Milliken Bend, being the southeast corner of the property conveyed to William H. Patton and wife, by deed from Harlon J. Kimbro and wife, of record in Book 1940, page 425, Register's Office; thence with the easterly line of said Patton's property northeastwardly 200 feet; thence south 53 deg. 30 min. east 75 feet; thence southwestwardly 200 feet to the northeasterly margin of Due West Avenue; thence with said Avenue northwestwardly 75 feet to the beginning.

BEING the same property conveyed to Finis Allen McBroom et ux by deed of record in Book 4443, Page 247, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

The said Finis Alvin McBroom and Finis Allen McBroom, is one and the same person.

unimproved ( ) This is improved (XX) property, known as 311 East Due West Avenue (House Number) (Street) Madison, Tennessee 37115 (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 our hands this 6TH day of SEPTEMBER, 19 77

Finis Alvin McBroom Finis Alvin McBroom

Annie Lee McBroom Annie Lee McBroom

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Finis Alvin McBroom et ux Annie Lee McBroom

the bargainor, 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 6TH day of SEPTEMBER, 19 77

Commission expires 1/29/79

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

E 25370

WARRANTY DEED

FROM
Finis Alvin McBroom

TO
Gary W. McBroom

IDENTIF. REFERENCE

SEP 12 9 57 AM '77

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

File Copy #12

SEP 12 77	CONV	15,500.00			
SEP 12 77	S'TAX		B*	40.30	
SEP 12 77	PR'FEE		B*	.50	
SEP 12 77	W'DEED		B*	4.00	* 44.80