RETURN TO FILE # 2

WARRANTY DEED

BOOK 5247 PAGE 363

FROM JAMES EDWARD ALDERSON, AND MARTHA LOUISE ALDERSON HIS WIFE

ADDRESS NEW OWNER(S) AS FOLLOWS:	WILLIAM E. BROOME, AND ANNA K. BROOME HIS WIFE 2304 NORTHVIEW AVENUE NASHVILLE, TENNESSEE 37216
SEND TAX BILLS TO:	FIRST AND MID-SOUTH MORTGAGE COMPANY P.O. BOX 2568 NASHVILLE, TENNESSEE 37219
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 PARKWAY TOWERS IN NASHVILLE, TENNESSEE 37219
MAP-PARCEL NOS:	72-10-214

E 4807.1:*

IDENTIF. REFERENCE!

JAN 30 1 13 PM '78

FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS JANUARY DAY 30, 1978

Thomas D. Linden NOTARY PUBLIC

My Commission Expires Nov 12, 1980

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of TEN DOLLARS AND NO\100 ($10.00) DOLLARS

CASH IN HAND PAID BY WILLIAM E. BROOME AND WIFE, ANNA K. BROOME, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

JAN30	CONV	18,500.00			
JAN30 S'TAX			B*	48.10	
JAN30 PR'FEE			B*	.50	
JAN30	W'DEED		B*	4.00	* 52.60

JAMES EDWARD ALDERSON, AND MARTHA LOUISE ALDERSON HIS WIFE GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

WILLIAM E. BROOME, AND ANNA K. BROOME HIS WIFE

their (his, her, its) heirs, successors 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 A SMALL TRACT OF LAND IN THE 11TH CIVIL DISTRICT OF SAID COUNTY, DESCRIBED AS FOLLOWS

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF NORTHVIEW AVENUE 180 FEET, MORE OR LESS, NORTH OF THE NORTH MARGIN OF MONETA AVENUE, THE NORTHEAST CORNER OF THE PROPERTY FORMERLY CONVEYED TO A.L. NICKENS BY DEED OF RECORD IN BOOK 766, PAGE 773, REGISTERS OFFICE FOR SAID COUNTY; THENCE ALONG THE NORTHERLY LINE, WESTERLY 125 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY OF THE L&N RAILROAD; THENCE WITH THE LINE OF THE SAME, NORTHERLY 100 FEET, MORE OR LESS, TO A POINT; THENCE EASTERLY 111 FEET MORE OR LESS, TO THE WESTERLY MARGIN OF NORTHVIEW AVENUE; THENCE WITH THE MARGIN OF THE SAME, SOUTHERLY 100 FEET TO THE BEGINNING. THIS TRACT BEING IMPROVED LAND KNOWN AS 2304 NORTHVIEW AVENUE IN NASHVILLE, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JAMES EDWARD ALDERSON AND WIFE, MARTHA LOUISE ALDERSON BY DEED FROM PHILLIP N. BROWNSTEIN OF WASHINGTON, D.C., OF RECORD IN BOOK 3817, PAGE 763, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2304 (Number) NORTHVIEW AVENUE, (Street) NASHVILLE, (City) TENNESSEE (State) 37216 (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 WILLIAM E. BROOME AND ANNA K. BROOME HIS WIFE THEIR heirs, successors and assigns, forever.

AND WE do covenant with the said WILLIAM E. BROOME AND ANNA K. BROOME HIS WIFE 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 except of record.

AND WE, JAMES EDWARD ALDERSON, AND MARTHA LOUISE ALDERSON HIS WIFE do(es) further covenant and bind OURSELVES, OUR heirs and representatives, to WARRANT and forever defend the title to the said land to the said WILLIAM E. BROOME AND ANNA K. BROOME HIS WIFE THEIR heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 30TH day of JANUARY, 1978

James Edward Alderson
JAMES EDWARD ALDERSON,

Martha Louise Alderson
MARTHA LOUISE ALDERSON

{STATE OF TENNESSEE; COUNTY OF DAVIDSON} (Individual Acknowledgment)

Personally appeared before me, the undersigned, a Notery Public in and for said County and State, the within named JAMES EDWARD ALDERSON, MARTHA LOUISE ALDERSON,

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE (City) TENNESSEE (State)

this 30 day of JANUARY 1978.

Nov. 12, 1980 (Comission Expires) Thomas D. Lupton (Notary Public)

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared with whom I am personally acquainted, and who, upon oath, acknowledged self to be (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires Notary Public

(AFFIX SEAL)