BOOK 5262 PAGE 296

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James J. Hewitt	Commerce Union	84-15
(NAME) 703 N. Graycroft Dr.	(NAME) 508 Main St.	Par 17
(STREET ADDRESS OR ROUTE NUMBER) Nash 37115 Tenn	(STREET ADDRESS) Nash 37206 Tenn	3D 24291
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including an assumption to pay an indebtedness as evidenced by an instrument of record in Book 5141, page 45, Register's Office for Davidson County, Tennessee.

We, William D. McBroom and wife, Pam McBroom,

have this day bargained and sold, and do hereby transfer and convey unto the said

James J. Hewitt and wife, Shirley A. Hewitt,

their ~~heirs~~ heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the unrecorded plan of Nicholhurst, described as follows:

Said Lot No. 22, which is a corner lot, fronts 102.3 feet on the easterly margin of Fairway Drive and fronts 183.0 feet on the northerly margin of Selma Avenue and extends back 100 feet on the easterly line and 163.1 feet on the northerly line to a point of intersection.

Being the same property conveyed to William D. McBroom, unmarried, by deed from Robert E. Earheart, unmarried, of record in Book 5141, page 43, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 33,102.

Subscribed and sworn to before me, this the 9th day of March 19 78

Affiant James J. Hewitt

My commission expires: 7-30-78 (Affix Seal)

Notary Public Rod Dossett

This is improved ( ) property, known as 31 Fairway Dr. (House Number) Nash (Street) 37214 P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

James J. Hewitt and wife, Shirley A. Hewitt, their ~~successors~~,

heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. except as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

James J. Hewitt and wife, Shirley A. Hewitt, their

~~successors~~, heirs and assigns, against the lawful claims of all persons.

Witness our hands this 9th day of March, 19 78 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William D. McBroom

Pam McBroom

This Instrument Was Prepared By

Downey W. Pedigo (emp)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, The undersigned, *a Notary Public in and for said County and State,* William D. McBroom and wife, Pam McBroom,

the within named bargainors, 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, *this* 9th *day of* March, *19*78.

Ron Harris
Notary Public

Commission expires 7-30-78

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *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* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

MAR 14 78	CONV	33,192.46				
MAR 14 78	S'TAX		B*	86.32		
MAR 14 78	PR'FEE		B*	.50		
MAR 14 78	W'DEED		B*	4.00	*	90.82

WARRANTY DEED

FROM

WILLIAM D. McBROOM, ET UX

TO

JAMES J. HEWITT, ET UX

E 5 4 7 1 3

IDENTIF. REFERENCE

MAR 14 3 22 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON