WARRANTY DEED

BOOK 5269 PAGE 63

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Devona Broadbent (NAME)	(NAME)	4b-05925
Lake Parkway Ct. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 97-8
Hermitage Tenn. 37076 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Par. 3

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 the assumption to pay the indebtedness as evidenced by an instrument of record in Book 4627, page 744, Register's Office for Davidson County, Tennessee.

We, Karl A. Baehr, Jr. and wife, Mary Linda Baehr,

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

Devona Broadbent, a widow

her ~~XXXXXXX~~ heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Lake Park, Section I, as of record in Book 4175, pages 134 and 135, Register's Office for said County, to which plan reference is hereby made for a more particular description thereof.

Being the same property conveyed to Karl A. Baehr, Jr. and wife, Mary Linda Baehr by deed from T & R Inc., a Tennessee Corporation of record in Book 4486, page 866, 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 $ 69500.00

Subscribed and sworn to before me, this the 31st day of March 19 78

Affiant Mrs. Devona Broadbent

My commission expires: 6/7/80 (Affix Seal)

Notary Public Odell Binkley

NOTARY PUBLIC

This is unimproved ( ) improved ( ) property, known as ..... (House Number) ..... (Street) ..... 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

Devona Broadbent, her ~~XXXXXXX~~

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

Devona Broadbent, her

(~~XXXXXXXX~~), heirs and assigns, against the lawful claims of all persons.

Witness our hand & this 31st 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.

Karl A. Baehr Jr.

X Mary Linda Baehr

This Instrument Was Prepared By

Harvey W. Pedigo

Of The Law Firm Pedigo & Saindon

Stahlman Building, Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Edell Bunkley Jr., *a Notary Public in and for said County and State,* Karl A. Baehr, Jr. and wife, Mary Linda Baehr

the within named bargainor S., 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 31st *day of* March, *19* 78

Edell Bunkley Jr.
Notary Public

Commission expires 6/7/80

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

CO 69,500.00	MO
WD 4.00	MS
TD	ST 180.70
CC	ST
MR	PF .50
UCC	TOTAL 185.20

WARRANTY DEED

FROM

KARL A. BAEHR, JR., ET UX

TO

DEVONA BROADBENT

E 57861

IDENTIF. REFERENCE

APR 4 10 31 AM '78

FILED W. HILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON