This instrument was prepared by:
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

HERB LORD REALTORS
PH. 672-3033

BOOK 5288 PAGE 330

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JAMES A. POMEROY	Fidelity Federal Savings and Loan	
(NAME) 4569 Andrew Jackson Pkwy	(NAME) 401 Union Street	75-4-35
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, Tn.	(STREET ADDRESS) Nashville, Tennessee	4D 24380
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN----------
----------AND NO/100 ----------Dollars,

cash in hand paid, the receipt of which is hereby acknowledged. and other good and valuable considerations, including the assumption of the unpaid balance of a first mortgage deed of trust of record in Book 5181 , Page 804, Register's Office for Davidson County, Tennessee, which the grantees hereinafter named agree to assume and promise to pay according to the terms and conditions thereof.

HUBERT DALE BROADRICK AND WIFE, PATRICIA F. BROADRICK, hereinafter called the Grantors,
have this day bargained and sold, and do hereby transfer and convey unto the said
JAMES A. POMEROY AND WIFE, ANNE POMEROY, as tenants by the entirety, hereinafter called the Grantees,
(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Tulip Grove, Section Three, of record in Plat Book 3700, Page 146, Register's Office for said County.

Said Lot No. 121 fronts 100.00 feet on the easterly side of Andrew Jackson Highway and extends back between lines, 153.48 feet on the northerly line and 150.92 feet on the southerly line, to a line in the rear on which it measures 108.06 feet.

Being the same property conveyed to Hubert Dale Broadrick and wife, Patricia F. Broadrick by deed from Martha D. Walker, a widow, of record in Book 5181, Page 802, Register's Office for Davidson County, Tennessee.

MAY22 78	CONV	62,465.80			
MAY22 78	S'TAX		D*	162.50	
MAY22 78	PR'FEE		B*	.50	
MAY22 78	W'DEED		D*	4.00	* 167.00

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 18 day of May, 19 78

Hubert Dale Broadrick
(HUBERT DALE BROADRICK)

Patricia F. Broadrick
(PATRICIA F. BROADRICK)

STATE OF TENNESSEE }
COUNTY OF Davidson }

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Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Hubert Dale Broadrick and wife, Patricia F. Broadrick

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 18 *day of* May *, 19*78

Hubert S. Broadrick *Notary Public*

Commission expires 4-11-1981

STATE OF TENNESSEE }
COUNTY OF }

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 *

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ Davidson

The actual consideration or value whichever is greater, for this transfer is $ *

Subscribed and sworn to before me, this the 18 day of May 1978

My commission expires: 4-11-81
(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

FROM
HUBERT DALE BROADRICK, ET UX

TO
JAMES A. POMEROY, ET UX

E 66578

IDENTIF. REFERENCE

MAY 22 9 43 AM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
HEED LAND REALTORS
BEECHWOOD SOUTH
WHITE HOUSE, TENN. 37188

This instrument prepared by:
CARL H. OLIHAM
Attorney at Law
108 Saunders Ferry Road
Hendersonville, Tennessee
824-0989