This Instrument Prepared By:
[illegible]
Cl[illegible]le, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5302 PAGE 969

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-15-235	Troy M. Broadway Bonnie L. Broadway	Mercantile Mortgage Company P.O. Box 14569 St. Louis, Missouri 63178
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
25W-715	5001 Nevada Avenue	PROPERTY IS [XX] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

JUN 26 78	CONV	27,000.00			
JUN 26 78	S'TAX		B*	70.20	
JUN 26 78	PR'FEE		B*	.50	
JUN 26 78	W'DEED		B*	4.00	* 74.70

Cliford W. Hatcher and wife, Gayle Hatcher

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Troy M. Broadway and wife, Bonnie L. Broadway

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Block 17 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Co's. First Addition, as of record in Book 421, Page 18, Register's Office for said County, as follows: BEGINING at the southwest corner of Nevada Avenue, as extended west from the Charlotte Park Company's First Addition to Nashville, and 50th Avenue, North, as extended South from Charlotte Avenue; thence with the southerly margin of Nevada Avenue, westerly, 60 feet to a point; thence at right angles southwardly and parallel with 50th Avenue North, 150 feet to the northerly margin of an alley; thence easterly with the margin of said ley 60 feet to the western margin of 50th Avenue, North; thence running northwardly with the westerly margin of said 50th Avenue, 150 feet to the point of beginning.

Being the same property conveyed to Cliford W. Hatcher, by deed from Shirley Drennon, the only child of Guy Stack, deceased and Sadie Chloe Stack, deceased, and therefore, the sole surviving heir-at-law of the said Guy Stack, deceased, and Sadie Chloe Stack, deceased, and husband William Lynn Drennon, as of record in Book 5266, page 278.

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, except taxes for the current year which have been prorated and assumed by Grantee herein.

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.

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 (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 22nd day of June, 19 78.

Cliford W. Hatcher — Cliford W. Hatcher

Gayle Hatcher — Gayle Hatcher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Clifford W. Hatcher and wife, Gayle Hatcher

the 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, the 22nd day of June, 1978.

My commission expires: 7-27-81

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 27,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 1978

MY COMMISSION EXPIRES: 7-27-81 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

Clifford W. Hatcher

Gayle Hatcher

TO

Troy M. Broadway

Bonnie L. Broadway

E 7 3 0 5 4

IDENTIFICATION REFERENCE

JUN 26 9 11 AM '78

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public