This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5344 PAGE 370

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Earl McBroom et ux	James Earl and Inez McBroom	Map 34-13
(NAME) 303 Nawakwa Trail	(NAME) 303 Nawakwa Trail	Parcel 87
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115	(STREET ADDRESS) Madison, Tennessee 37115	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by James Earl McBroom and wife, Inez McBroom and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Jennie V. Binkley Bratcher and husband, Walter Bratcher

have this day bargained and sold, and do hereby transfer and convey unto the said James Earl McBroom and wife, Inez McBroom,

their *(successors), heirs and assigns*

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

Being Lot No. 8, Block "A", of Eastlawn, as of record in Book 547, page 153, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the northerly side of Welworth Street and extends back between parallel lines 120 feet to a dead line.

Being the same property conveyed to Roy H. Binkley and wife, Jennie Binkley by deed from Dilno D. Johnston and wife, Lillian T. Johnston of record in Book 1001, page 392, Register's Office for said County and Roy H. Binkley having conveyed to Jennie V. Binkley of record in Book 1344, page 16, Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 1001, page 392, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 2,750.00

Subscribed and sworn to before me, this the 28th day of September 1978

Affiant

My commission expires: Oct. 16-81 (Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as Welworth Street, Nashville, Tennessee
(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
James Earl McBroom and wife, Inez McBroom,
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 for 1978 taxes which are prorated and assumed by the purchasers.
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James Earl McBroom and wife, Inez McBroom,
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 28th day of September 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.

Jennie V. Binkley Bratcher
Jennie V. Binkley Bratcher

Walter Bratcher
Walter Bratcher

BOOK 5344 PAGE 371

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Artie G. Brooks *a Notary Public in and for said County and State,* Jennie V. Binkley Bratcher and husband, Walter Bratcher

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* 28th *day of* September, *19*78

Artie G. Brooks *Notary Public*

Commission expires October 18, 1981

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.....

SEP 29 78	CONV	*2,750.00				
SEP 29 78	S'TAX		B*	7.02		
SEP 29 78	PR'FEE		B*	.50		
SEP 29 78	W'DEED		B*	4.00	*	11.52

WARRANTY DEED

FROM
Jennie V. Binkley Bratcher et vir
TO
James Earl McBroom et ux

Brooks Realty Co.
Suite National Bank Bldg.
12th Floor
Nashville, Tn. 37219

E 91572

IDENTIF. REFERENCE

SEP. 29 4 00 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