BOOK 5357 PAGE 75

Form No. WD-1

THIS INSTRUMENT PREPARED BY
AND MAIL TO [illegible] ATTY.
A. HARRISON JOHNSON, JR.
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

STATE OF TENNESSEE
COUNTY OF Davidson

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

$1,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 78

Notary Public

MY COMMISSION EXPIRES: Jan. 18, 1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. Mike Ignatz (NAME)	Dobson and Johnson, Inc. (NAME)	18-3
220 Pear Orchard Road (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place, Suite 1800 (STREET ADDRESS)	12
Goodlettsville, Tennessee 37072 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	GO-11176

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles R. Broadwell and wife Nella McHome Broadwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. Mike Ignatz and wife Vicky M. Ignatz

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of Connell Hills Subdivision, as of record in Book 2900, page 141, Register's Office for said County.

SAID Lot No. 11 fronts 156 feet on the southwesterly margin of Pear Orchard Drive and extends back 222.9 feet on the northwesterly line and 251.9 feet on the southeasterly line, to a dead line in the rear on which it measures 212.3 feet.

BEING the same property conveyed to Charles R. Broadwell and wife, Nella McHome Broadwell, by deed from Ray D. Osborne and wife, Georgia O. Osborne, of record in Book 4160, page 550, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved ( ) improved (X) property, known as 220 Pear Orchard Road (House Number) (Street) Goodlettsville, Tennessee 37072 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 26TH day of OCTOBER, 19 78

Charles R. Broadwell

Charles R. Broadwell

Nella McHone Broadwell

Nella McHone Broadwell

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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, the within named Charles R. Broadwell and wife Nella McHome Broadwell

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 26TH day of OCTOBER 19 78

Commission expires [illegible]

James R. Hibbett
Notary Public

JAMES R. HIBBETT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM Charles R. Broadwell

TO C. Mike Ignatz

E 97175

mail env.

IDENTIF. REFERENCE

OCT 30 9 54 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

OCT 30 78		CONV	51,000.00		
OCT 30 78	S'TAX		B*	132.60	
OCT 30 78	PR'FEE		B*	.50	
OCT 30 78		W'DEED	B*	4.00	* 137.10