This Instrument Prepared By
DAVID B. HERBERT
Ortale, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5452 PAGE 968

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	Mr. Wayne Perry	Mercantile Mortgage Company Post Office Box 15667 St. Louis, Missouri 63178
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
25W-175	5001 Nevada Avenue	PROPERTY IS ☒ 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, and in further consideration of the assumption of, and agreement by the Grantee herein to pay, the principal balance now due, plus future interest, on a certain note, dated June 22, 1978, in the original principal sum of $26,900.00, payable to Mercantile Mortgage Company, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Troy M. Broadway and wife, Bonnie L. Broadway to James R. Bellar, Trustee, of record in Book 5302, page 971, Register's Office for Davidson County, Tennessee.

TROY M. BROADWAY and wife, BONNIE L. BROADWAY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WAYNE PERRY

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:

BEING part of Block 17 on the Realty Savings Bank & Trust Company Revised Plan of WEst Extension of Charlotte Park Co's First Addition, as of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, as follows:
BEGINNING 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 alley 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 Troy M. Broadway and wife, Bonnie L, Broadway, by deed from Clifford W. Hatcher and wife, Gayle Hatcher, of record in Book 5302, Page 969, Register's Office for Davidson County, Tennessee.

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 as shown above and the 1979 taxes which the Grantee hereby agrees to pay.

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 15th day of June, 1979.

Bonnie L. Broadway
Bonnie L. Broadway

Troy M. Broadway
Troy M. Broadway

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5452 PAGE 969

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Troy M. Broadway and wife, Bonnie L. Broadway 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 15th day of June, 19 79.

My commission expires: 7-18-82

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

$ 35,659.12

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 19 79

MY COMMISSION EXPIRES: 7-18-82 (AFFIX SEAL)

Notary Public

F 35622

WARRANTY DEED

FROM
Troy M. Broadway et ux.

TO
Wayne Perry

IDENTIF. REFERENCE

JUN 20 3 21 PM '79

FELIX Z. WILSON II 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

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5452 PAGE 970

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			35659.12- CO 92.82 CO TX .50 PRFEE 4.00 WDEED CHECK 97.32-	
0817A06/20/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 35622

IDENTIF. REFERENCE

JUN 20 3 22 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 691712