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

BOOK 5452 PAGE 982

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-15-140	Mr./Mrs. Troy M. Broadway	Home Federal Savings & Loan 230 Fourth Avenue, North Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 570-229-7
25W-1205	5200 Dakota 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 Grantees herein to pay, the principal balance now due, plus future interest on a certain note, in the original principal sum of $25,770.05, in monthly installments as set out in said note, with interest as set forth therien, and being secured by a deed of trust executed by David N. Helton and wife, Betty Jo Helton, to Attorneys Title Company, Inc., Trustee, of record in Book 5292, page 187, Register's Office for Davidson County, Tennessee,

TOMMY H. BOLDEN and wife, PATRICIA M. BOLDEN

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:

BEING the easterly 60 feet of the southerly 150 feet of Block 15 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for Davidson County,

SAID part of Block 15 fronts 60 feet on the northerly side of Dakota Avenue, formerly Fourth Avenue, North, and runs back between parallel lines, with the easterly margin of 52nd Avenue, North, formerly 11th Street, 150 feet to an alley.

BEING the same property conveyed to Tommy H. Bolden and wife, Patricia M. Bolden, by deed from David N. Helton and wife, Betty Jo Helton, of record in Book 5338, page 155, 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 have been assumed by Grantees and they hereby agree 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, 19 79

Patricia M. Bolden
Patricia M. Bolden

Tommy H. Bolden
Tommy H. Bolden

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 Tommy H. Bolden and wife, Patricia M. Bolden 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, 1979.

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 $ 38,109.31

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF June, 1979

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

WARRANTY DEED

FROM Tommy Bolden et ux.

TO Troy Broadway, et ux.

F. 35627

IDENTIF. REFERENCE

JUN 20 3 27 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

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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
			36109.31- CO	
			99.06 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK 103.56-	
0822A	06/20/79		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-35627

IDENTIF. REFERENCE

JUN 20 3 27 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 691717