Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5545 PAGE 671

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Lee Hays and wife, Jacalyn Hays	Third National Mortgage Company	133-6-174
(NAME)	(NAME)	
3705 Yelton Drive	P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by David Lee Hays and wife, Jacalyn Hays and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Dewey M. Broda, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said David Lee Hays and wife, Jacalyn Hays

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 39, Leonard Heights, of record in Book 2330, page 15, Register's Office for Davidson County, Tennessee.
Said Lot No. 39 fronts 78.8 feet on the westerly side of Yelton Drive, and runs back 184.5 feet on the north side and 135.5 feet on the south side to a dead line, which is a broken line, measuring 95.1 feet thereon.

Being the same property conveyed to George Broda and wife, Dewey M. Broda by deed from Marion H. Bailey and wife, Jean T. Bailey of record in Book 2811, page 441, Register's Office for said County, the said George Broda having since died.

This conveyance is subject to the plan of record in Book 2330, page 15, Register's Office for said County, which shows a 40-foot setback line from Yelton Drive, a 10-foot easement for public utilities, and an anchor easement 2.5 X 20 feet; an easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee by George Broda of record in Book 4125, page 585, said Register's Office; and restrictive covenants of record in Book 2346, page 291, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 39,500.00

Subscribed and sworn to before me, this the 18 day of Dec. 1979

Affiant

My commission expires: 4-18-82
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 3705 Yelton Drive, Nashville, Tennessee 37211
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 1979 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 Grantees, their (successors), heirs 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.

Witness our hands this 18 *day of* December, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dewey M. Broda

Dewey M. Broda

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, NANCY C KOTA *, a Notary Public in and for said County and State,* Dewey M. Broda, unmarried

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee,*
this 18 *day of* Dec., *19* 79.

Mary C Kota
Notary Public

Commission expires 4-18-82

NOTARY PUBLIC DAVIDSON COUNTY

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 .....

2736 [illegible] CHECK

6-231/403

WARRANTY DEED

FROM
Dewey M. Broda

TO
David Lee Hays and wife,
Jacalyn Hays

PLEASE RETURN TO
CHICAGO TITLE INSURANCE COMPANY
AMERICAN CENTER
NASHVILLE, TENN. 37201

F 68758

IDENTIF. REFERENCE

DEC 19 9 50 AM

FELIX Z[illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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

RECEIVED OF _____

FOR BOOK 5545 PAGE 673

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MG - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			39500.00- CO	
			102.70 CO TX	
			.50 PRFEE	
			6.00 WDECD	
			CHECK 109.20-	
2735A12/19/78			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68758

TOGETHER WITH REFERENCE

DEC 19 9 50 AM '78

REGISTER DAVIDSON COUNTY, TENN.

No. 732400