WARRANTY DEED BOOK 5577 PAGE 443

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James C. Broome et ux	The Lomas & Nettleton Company	132-9-77
(NAME) P.O. Box 15382	(NAME) 3200 Pacific Avenue	
(STREET ADDRESS OR ROUTE NUMBER) NASH. TENN. 37215	(STREET ADDRESS) Virginia Beach, VA 23451	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of two notes as follows: (1) A note dated January 25, 1973, in the amount of $16,000.00, payable to The Lomas & Nettleton Company, as secured by deed of trust of record in Book 4676, page 933, Register's Office for Davidson County, Tennessee; and (2) A note dated April 12, 1978, in the amount of $18,630.00, payable to Home Federal Savings and Loan Association, as secured by deed of trust of record in Book 5274, page 771, said Register's Office; (Reference is made to said notes for the terms and condtions contained therein.)

We, Ernest B. Quinn, Jr., and wife, Martha E. Quinn,

have this day bargained and sold, and do hereby transfer and convey unto the said James C. Broome and wife, Sherry Broome,

their

(successors), heirs and assigns,

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

LAND in Davidson County, Tennessee, being Lot No. 31 on the Map of Oak Hill Subdivision, Section 1, as of record in Book 547, page 52, Register's Office for said County.

SAID Lot No. 31 fronts 100 feet on the north side of Cadillac Avenue and runs back between parallel lines, 313.5 feet to a dead line.

BEING the same property conveyed to Ernest B. Quinn, Jr., and wife, Martha E. Quinn, by deed from Lee Norman and wife, Shirley Norman, of record in Book 5193, page 789, said Register's Office.

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value whichever is greater, for this transfer is $ 42,000.00

Subscribed and sworn to before me, this the 7th day of March 1980

Affiant

My commission expires: 8-3-80 (Affix Seal)

Notary Public

This is unimproved ( ) improved (XXX) property, known as 902 Cadillac Avenue, Nashville, Tennessee 37204
(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 C. Broome and wife, Sherry Broome,

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 as set out hereinabove.

We *further, covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James C. Broome and wife, Sherry Broome,

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands *this* 7th *day of* March 19 80 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ERNEST B. QUINN, JR.

MARTHA E. QUINN

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STATE OF TENNESSEE }
COUNTY OF }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ernest B. Quinn, Jr., and Martha E. Quinn

the within named bargainors, 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 7th day of March, 19 80

Fred E. Cowden
Notary Public

Commission expires 8-3-80

STATE OF TENNESSEE }
COUNTY OF }

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.....

THIS INSTRUMENT WAS PREPARED BY:
Fred E. Cowden, Jr., Attorney
1400 American Trust Building
305 Union Street
Nashville, Tennessee 37201

F 8 0 2 1 6

7378 03/11 115.70- CHECK

IDENTIF. REFERENCE

MAR 11 4 00 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

RUSH

WARRANTY DEED

FROM

Ernest B. Quinn, Jr., and wife,

Martha E. Quinn

TO

James C. Broome and wife,

Sherry Broome

TITLE INSURED BY POLICY NUMBER:

43-013-065744F

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

Tennessee Agent of

USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - 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
			42000.00-	CO
			109.20	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	115.70-
7378A03/11/60			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F80216

IDENTIF. REFERENCE

MAR 11 4 00 PM '80

REGISTER DAVIDSON COUNTY, TENN.

No. 746522