"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

Address New Owners and
Send Tax Bills To:

James C. Broome, et ux.
1880 Laurel Ridge Drive
Nashville, TN 37215

Map 145-10
Parcel 10

BOOK 5583 PAGE 870

03/27 40.70 CHECK

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Charles M. Broome, III and wife, Virginia O. Broome (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto James C. Broome and wife, Sherry C. Broome (the "Grantees"), their heirs and assigns, all our right, title and interest in and to a certain tract or parcel of real property in the City of Forrest Hills, Davidson County, Tennessee, described as follows, to wit:

> Being Lot No. 89 as shown on the Plan of the Resubdivision of Lots 88 and 89 of Laurel Ridge, Section 4, of record in Book 5210, page 164, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning at an iron pin in the south margin of the cul-de-sac of Laurel Ridge Drive; thence, S 49° 25' W a distance of 331.47' to a monument; thence, N 11° 55' 24" W a distance of 90.52' to an iron pin; thence, N 23° 43' 17" W a distance of 265.91' to a concrete monument; thence, S 74° 27' 20" E a distance of 271.0' to an iron pin; thence, N 86° 58' 30" E a distance of 69.62' to an iron pin in the north margin of the cul-de-sac of Laurel Ridge Drive; thence along the margin of the cul-de-sac of said drive with a curve to the left having a radius of 40.00', a distance of 78.74' to the point of beginning, and containing 1.268 acres, more or less.
>
> Being part of the same property conveyed to Charles O. Broome, III and wife, Virginia O. Broome, by deed from Tyne Valley Development Company, of record in Book 4153, page 41, Register's Office for Davidson County, Tennessee, Charles M. Broome, III and Charles O. Broome, III being one and the same person.

This is unimproved property, known as Laurel Ridge Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of real property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs and assigns,

forever. Grantors covenant with the said Grantees that they are lawfully seized and possessed of said real property in fee simple; that they have a good right to convey it; and that the same is unencumbered, except for 1980 real property taxes and all matters of record.

Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said real property to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands, this 20th day of March, 1980.

Charles M. Broome

CHARLES M. BROOME, III

Virginia O. Broome

VIRGINIA O. BROOME

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Eleanor H. Meade, a Notary Public in and for said County and State, the within named Charles M. Broome, III and wife, Virginia O. Broome, the 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 20th day of March, 1980.

Eleanor H. Meade

NOTARY PUBLIC

My Commission Expires: May 8, 1983

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $12,000.00.

Affiant

Sworn to and subscribed before me
this 20th day of March, 1980.

NOTARY PUBLIC

My Commission Expires: May 8, 1983

F 8 2 5 0 4

IDENTIF. REFERENCE

MAR 27 4 19 PM '80

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

File Box 37

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5583 PAGE 873

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

12000.00- CO
31.20 CO TX
.50 PRFEE
5.00 WDEED
CHECK 48.70-
0339A03/27/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.82504

IDENTIFICATION REFERENCE

MAR 27 4 19 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 749366