MAP 130-7, PARCEL 127,
Field Book No. 7DA-50060

This Instrument Prepared By:
Hartzog, Harris & Silva
Attorneys at Law
Heritage Federal Building
Franklin, Tennessee 37064

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, JOSEPH D. BROADHURST, JR., and NANCY C. BROADHURST, have bargained and sold and by these presents do transfer and convey unto DAVE A. ALEXANDER and wife, BETH C. ALEXANDER, their heirs and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 11 and the east one-half of Lot No. 12 on the unrecorded Map of Sharber's Harding Place Subdivision and described according to a copy of a survey made by W. B. Southgate, Surveyor, as follows:
>
> Beginning at a point in the north margin of Harding Place, 628.2 feet east of an iron pin set in the north margin of said Harding Place at the beginning of a curve into Brighton Avenue; thence northerly 350 feet to the south line of Lot No. 25; thence easterly 150 feet to the corner of Lots Nos. 10 and 11; thence with the line between said lots, southerly 350 feet to the north margin of Harding Place; thence with the margin of the same, westerly 150 feet to the point of beginning.
>
> Being the same property conveyed to Joseph D. Broadhurst, Jr., and wife, Nancy C. Broadhurst, by deed from John B. Riggsbee and wife, Margaret S. Riggsbee, of record in Book 4842, page 319, said Register's Office.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right

to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Taxes for 1983, a lien, but not yet due and payable. Metro City Taxes for the year 1982 in the name of Joseph D. Broadhurst, Jr., Map 130-7, Parcel 127, Field Book No. 7DA-50060 are $764.07 paid.

2. Restrictive covenants contained in an instrument of record in Book 1320, page 517, (affects easterly 1/2 of Lot 12), Register's Office for Davidson County, Tennessee.

3. The unrecorded Map of Sharber's Harding Place Subdivision shows a 10 foot public utility easement along the rear line and a setback line from Harding Place of unspecified length.

4. Easement for 20 foot permanent sewer and/or storm drainage granted to Metropolitan Government in Book 4316, page 148, said Register's office.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 4th day of May, 1983.

Joseph D. Broadhurst Jr.
Joseph D. Broadhurst, Jr.

Nancy C. Broadhurst
Nancy C. Broadhurst

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Dorothy L. Benner a Notary Public in and for said County and State, the within named JOSEPH D. BROADHURST, JR., and NANCY C. BROADHURST, 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 Franklin, Tennessee, on this the 4th day of May, 1983.

Dorothy L. Benner
Notary Public

My Commission Expires:

5/4/86

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of One Hundred Thirty-Seven Thousand Five Hundred ($137,500.00) Dollars.

Dave A. Alexander Jr.
Affiant

Sworn to and subscribed before me on this the 4th day of May, 1983.

Nancy M. Butler
Notary Public

My Commission Expires:

July 21, 1984

SEND TAX STATEMENTS TO:

Mr. and Mrs. Dave A. Alexander

3818 Harding Place

Nashville, Tennessee 37215

H 46292

IDENTIF. REFERENCE

MAY 6 9 19 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6052 PAGE 421

FOR

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			137500.00- CO	
			357.50 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	367.00-
5597A05/06/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 46292

IDENTIF. REFERENCE

MAY 6 9 19 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 947150