FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____

$7,000.00 Dorothy C. Broadrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF November 19 84.

Notary Public

MY COMMISSION EXPIRES: 2/13/87
(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney, 213 N. Main Street, Goodlettsville, TN 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
DOROTHY C. BROADRICK (NAME)	SAME (NAME)	43-9-176
233 Dupont Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11D 57230
MADISON TN 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MRS. HAZEL SULLIVAN, a widow,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOROTHY C. BROADRICK, a married woman taking title in her name only,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 21 of Block "C" on the Map of WOODLAWN ESTATES, as of record in Book 843, Page 82, Register's Office for said County.

SAID Lot No. 21 fronts 50 feet on the northerly side of DuPONT AVENUE and runs back between parallel lines 165 feet to a dead line.

BEING the same property conveyed to Mrs. Hazel Sullivan by deed from Juanita Barnes Ferguson of record in Book 4104, Page 977, Register's Office for Davidson County, Tennessee; and

Mrs. Hazel Sullivan, the Grantor, does hereby swear and affirm that she was, in fact, a widow at the time of said conveyance and has remained unmarried ever since; and

REFERENCE is hereby made to the Final Decree of record in Minute Book 4, Page 247, Office of the Circuit Court Clerk for Robertson County, Tennessee, in evidence of the divorce of the said Juanita Barnes Ferguson from Samuel Joseph Ferguson as having occured prior to the conveyance of record in Book 4104, Page 977, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions and easements of record.

CHECK

This is unimproved (xx) improved ( ) property, known as 221 DuPont Avenue, Madison, TN 37115
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 28th day of NOvember, 1984

MRS. HAZEL SULLIVAN:

Mrs. Hazel Sullivan

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named MRS. HAZEL SULLIVAN, a widow,

the 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 Madison, Tennessee, this 28th day of November 1984.

Commission expires 2/11/87

Notary Public

W. K. GEORGAS, JR. NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

MRS. HAZEL SULLIVAN, a widow

TO

DOROTHY C. BROADRICK

REGISTER, PLEASE RETURN TO:
W. K. GEORGAS, JR.
P. O. BOX 1733
HENDERSONVILLE, TN 37075

IDENTIFICATION REFERENCE

NOV 30 9 55 AM '84
DAVIDSON COUNTY, TN
REGISTER

69709

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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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

7000.00- CAMT.
18.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 24.70
1870A11/30/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 6 6 7 0 9

IDENTIF. REFERENCE

Nov 30 8 56 AM '84

REGISTER
DAVIDSON COUNTY, TN

No.0089001