This instrument was prepared by: EAST END TITLE & ESCROW, INC.
405 TWO MILE PIKE, GOODLETTSVILLE, TN. 37072

WARRANTY DEED

BOOK 6465 PAGE 371

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JACKIE L. BROADRICK ET UX	LOMAS & NETTLETON COMPANY	MAP 52-16
(NAME) 404 School Pass	(NAME) 3200 PACIFIC AVENUE	PARCEL 52
(STREET ADDRESS OR ROUTE NUMBER) Madison Tn. 37115	(STREET ADDRESS) VIRGINIA BEACH, VA. 23451	11D 80485
(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 and other good and valuable considerations, the receipt of which is hereby acknowledged,

BILLY JOE SEALS AND HAROLD W. SEALS, hereinafter referred to as Grantors,

has bargained and sold, and does hereby transfer and convey unto the said JACKIE L. BROADRICK AND WIFE, SYLVIA A. BROADRICK, hereinafter referred to as Grantees, their (successors), heirs and assigns, certain real estate in DAVIDSON County, Tennessee, as follows:,

Land in Davidson County, Tennessee, being Lot No. 36 on the Map of Marlin Meadows, Section IV, as of record in Book 2133, pages 66 and 67, Register's Office for said County.

Said Lot No. 36 begins at a point in the westerly margin of School Pass, the common front corner of Lots Nos. 36 and 37; thence southerly 108.78 feet along School Pass to a point, the beginning of a curve; thence 40.69 feet around said curve, having a radius of 27.76 feet, to a point in the northerly margin of Berwick Trail; thence westerly 126.45 feet along Berwick Trail to a point, the common front corner of Lots Nos. 35 and 36; thence northerly 176.8 feet to a point, the common rear corner of Lots Nos. 36 and 37; thence easterly 154 feet to the point of beginning.

Being the same property conveyed to Billy Joe Seals and Harold W. Seals by deed from Lester L. Seals of record in Book 4750, page 51, Register's Office for said County. A life estate was retained by Lester L. Seals and the said Lester L. Seals having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 46,500.00

Subscribed and sworn to before me, this the 28 day of December 19 84.

Affiant

My commission expires: 4/21/85 (Affix Seal)

Notary Public

unimproved ( )
This is improved (XX) property, known as 404 School Pass, Madison, TN 37115
(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 Grantees, their (successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors 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.

Witness our hand s this 28 day of December, 19 84, the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Billy Joe Seals

Billy Joe Seals

Harold W. Seals

Harold W. Seals

01/02 127.43-

369

BOOK 6465 PAGE 372

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Harold W. Seals and Billy Joe Seals

the within named bargainor S, *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* 28 *day of* December, *19*84

Carolyn F. Wadley
Notary Public

Commission expires 4/21/85

CAROLYN F. WADLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

I.T. 4097

IDENTIFICATION REFERENCE

JAN 2 1 00 PM '85

FELIX A. ROSCHELLI REGISTER
DAVIDSON COUNTY, TN

RECORDED

WARRANTY DEED

FROM

TO

EAST END TITLE, INC.
405 TWO MILE PIKE
GOODLETTSVILLE, TN 37072
615 - 859-4871

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
			46500.00- CAMT.	
			120.90 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 127.40-	
0369A01/02/85			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 4 0 9 7.

IDENTIF. REFERENCE T

JAN 2 1 00 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 98079