ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
John R. Broderick and wife,	same	130-3-58
(NAME)	(NAME)	
623 Royal Oaks Pl.		BM-08109
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37205		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

BOOK 6497 PAGE 575

WARRANTY DEED

For and in consideration of the sum of One hundred thirty-five thousand and no/100---------- DOLLARS

cash in hand paid or other good and valuable considerations the receipt and sufficiency of which is hereby acknowledged,

WE, John W. Bates and wife, Willa H. Bates, the grantors

have bargained and sold, and by these presents do transfer and convey unto the said John R. Broderick and wife, Patricia F. Broderick

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 11 and the southerly 5o-feet of Lot No. 9 on the Plat of Royal Oaks Subdivision, Section "A", as of record in Plat Book 1424, page 55, Register's Office for said County.

Said Lot No. 11 and southerly 50-feet of Lot No. 9 front together 230 feet on the westerly margin of Royal Oaks Place extending back 137.8 feet on the southerly line and 225 feet on the northerly line to a broken line in the rear having a total distance of 323.30 feet (3 distances of 75'+147'+101.3'=323.30').

Being all the same property conveyed to the grantors herein by deed of record in Book 1637, page 89, said Register's Office.

This conveyance is made subject to 1985 City of Belle Meade taxes and Metro Nashville Davidson County taxes which have been prorated between the parties and the grantees assume in full and to the limitations shown on the plan of record at Book 1424, page 55, said Register's Office.

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T IDENTIF. REFERENCE

FEB 22 9 49 AM '85

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

$1.00

( )
This is improved (X) property, known as 623 Royal Oaks Pl., Nashville, TN. 37205
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 21st day of February, 19 85.

John W. Bates

Willa H. Bates

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Bates and wife, Willa H. Bates

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tn., this 21st day of February, 19 85.

My commission expires 4-17-88 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 135,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 21st day of February, 19 85.

My commission expires 4-17-88 Notary Public

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN. 37215
Name Address

3235 WARRANTY DEED - CHECK

FROM
John W. Bates and wife,

Willa H. Bates
TO

John R. Broderick and wife,

Patricia F. Broderick

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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
			135000.00-	CAMT.
			351.00	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 357.50-
			3235A02/22/85	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I: 8 4 8: 1 6:

IDENTIF. REFERENCE

FEB 22 9 49 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 110575