FILE IN BOX 4

FORM NO. WD-1

BOOK 6589 PAGE 518

STATE OF TENNESSEE }
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,900.00

William R. Howard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 1985.

Notary Public

MY COMMISSION EXPIRES: 2/19/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attys., Suite 500, One Church St. Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Howard (NAME)	"OWNERS" (NAME)	MAP 61-3
4421 Saunders Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 2
Nashville, TN 37016 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	12DZ 12150

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, James Wendell Broadus and wife, Judy Gail Broadus

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William R. Howard and wife, Carol A. Howard

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. 114 on the Map of Section Two, Gra-Mar Acres, as of record in Book 2133, Page 74, Register's Office for said County.

Said Lot No. 114 fronts 120 feet on the westerly side of Saunders Avenue and runs back between lines, 366.71 feet on the northerly line and 359 feet on the southerly line to a dead line in the rear measuring 82.2 feet thereon.

Being the same property conveyed to James Wendell Broadus and wife, Judy Gail Broadus by deed from J. G. Stone, Jr. and wife Jane Usher Stone of record in Book 3955, Page 346 and re-recorded in Book 3956, Page 501, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2202, Page 222, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

J. 1:5: 3: 0 4'
IDENTIF. REFERENCE
JUN 24 10 09 AM '85
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 4421 Saunders Avenue, Nashville, TN 37016
(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 our hand this 20th day of June, 1985

James Wendell Broadus

Judy Gail Broadus

STATE OF TENNESSEE
SUMNER County

BOOK 6589 PAGE 519

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Wendell Broadus and wife, Judy Gail Broadus

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

Witness my hand and official seal at Hendersonville, Tennessee, this 20th day of June, 19 85.

_____ Notary Public

Commission Expires 2/19/88

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

James Wendell Broadus and wife,

Judy Gail Broadus

TO

William R. Howard and wife,

Carol A. Howard

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6589 PAGE 520

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

73900.00- CAMT.
192.14 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 198.64-
0997A06/24/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 5 3 0 4

IDENTIF. REFERENCE

JUN 24 10 08 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 147362