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File Box 43

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 19 85.

Notary Public

MY COMMISSION EXPIRES 4-26-86
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Edgar David Broadhurst, III	Same	OH-11856
(NAME)	(NAME)	
5050 Villa Crest Drive		Map: 145-7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par: #15
Nashville, TN 37220		
(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, SAUNDRA R. STEELE et vir W. ALEXANDER STEELE, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDGAR DAVID BROADHURST, III

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

BEING Lot No. 21 on the Plan of Villa Estates, a Plat of which is of record in Book 3600, Page 66, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the easterly margin of Villa Crest Drive at the common corner of Lots 20 and 21; thence, northerly along said drive 44.25 feet to a concrete monument; thence northerly along a curve to the right along said drive, 187.71 feet to a concrete monument; thence, northerly along said Drive 68.05 feet to a point; the common corner of Lots 21 and 22; thence, leaving said Drive, South 77° 06' East 387.86 feet to a point on the real line of Lot 21, the common rear corners of Lots 21 and 22; thence, southerly along the westerly margin of Lakeview Manor, of record in Book 2133, Page 40 in said Register's Office, a distance of 63.63 feet to a concrete monument; thence, southerly along said line 75.0 feet to a point, the common rear corner of Lots 20 and 21, thence, South 79° 54' West 363.47 feet to the point of beginning.

BEING the same property conveyed to Saundra R. Steele by deed from William S. Keane and wife, Diane H. Keane, of record in Book 5354, Page 149, Register's Office for Davidson County, Tennessee.

W. Alexander Steele, III, husband of the said Saundra R. Steele, joins in this conveyance for the purpose of conveying any and all right and title that he may now, or at any time in the future, have in subject property, especially his marital rights.

This is improved (X) unimproved ( ) property, known as 5050 Villa Crest Drive (House Number) (Street) Nashville, TN 37220 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, esate, 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 ti, 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 hands this 26th day of August, 19 85

x W. Alexander Steele, III

x Saundra R. Steele

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Saundra R. Steele and husband, W. Alexander Steele, III

~~or proved to me upon the basis of satisfactory evidence~~ the 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 26th day of August 1985.

Commission expires 4-20-86

Notary Public

STATE OF TENNESSEE

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

and _____ (his oath) _____ (himself) _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), 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

Saundra R. Steele et vir

W. Alexander Steele, III

TO

Edgar David Broadhurst, III

34120

IDENTIFICATION REFERENCE

SEP 5 2 45 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

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

209000.CO- CAMT.
543.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 549.90-
4086A09/05/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3412Φ

IDENTIFICATION REFERENCE

SEP 5 2 45 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169886