This Instrument Prepared By:
WAITE AND WHEELER, P.C.
P.O. Box 1966
Brentwood, Tennessee 37027

BOOK 5703 PAGE 593

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO	MAP-PARCEL NO.
Alan H. Broquist, et ux 718 Tobylynn Drive Nashville, TN 37211	SAME	Map 161-6 Parcel 112

WARRANTY DEED

For and in consideration of the sum of Ninety Thousand ($90,000.00) Dollars cash in hand paid by Alan H. Broquist and wife, Anita Broquist, hereinafter referred to as the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, M. Buford DeFord, Jr. and wife, Jane DeFord, hereinafter referred to as the Grantors, have bargained and sold and by these presents do transfer unto said Grantees, theirs successors and assigns, a certain tract or parcel of land lying in Davidson County, Tennessee, and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 1, on the plan of M. Buford DeFord, Jr., prop., of record in Book 4715, Page 196, Register's Office for said county to which plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to M. Buford Deford, Jr. and wife, Jane DeFord, by deeds of record in Book 4865, Page 571, Book 4865, Page 573 and Book 4874, Page 461, all in said Register's Office.

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 successors and assigns, forever. And M. Buford Deford, Jr. and wife Jane DeFord, do covenant with the said Grantees that they 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 M. Buford DeFord, Jr. and wife, Jane DeFord, do further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to the said land to the said Grantees, their successors 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 my hand this 31st day of July, 1985.

M. Buford DeFord Jr.
M. BUFORD DeFORD, JR.

Jane DeFord
JANE DeFORD

51007

IDENTIFICATION REFERENCE

Nov 6 1 39 PM '85

MAIL ENV.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 31st day of July, 1985, before me personally appeared M. Buford DeFord, Jr. and wife, Jane DeFord, to me known (or proved to me on the basis of satisfactory evidence) to be the bargainors herein and who executed the foregoing instrument of their own free act and deed.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of July, 1985.

NOTARY PUBLIC

My Commission Expires:

1/18/87

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is $90,000.00. This amount is equal to or greater than the property would bring at a fair and voluntary sale.

Alan H. Boquist
AFFIANT

Sworn to and subscribed before me this 31st day of July, 1985.

NOTARY PUBLIC

My Commission Expires:

1/18/87

K 6703

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6703 PAGE 595

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

90000.00- CAIT.
234.00 CSTAX
.50 PRFE
6.00 WDEED
CHECK 249.50-
4270A11/06/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5100/

IDENTIFICATION REFERENCE

Nov 6 1 39 PM '85

FELIX Z. WILSON
REGISTER

No. 189541