Box 37
SLW (2)

PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496

BOOK 7155 PAGE 381

# WARRANTY DEED

| New Owner: | Send Tax Bills To: | Map & Parcel No.: |
|---|---|---|
| Dale Broaderick &<br>Wayne Beaty<br>~~942 Woodland Street~~ P.O. Box 100824<br>Nashville, TN ~~37206~~ 37210 | Same | Map 106<br>Parcel 180 & 181 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Charles I. Guinn, Sr. and wife, Ouida Guinn, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto Dale Broaderick and Wayne Beaty as tenants in common, hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot 34 and Lot 33 on the Plan of 2nd Revised Plat of Commercial Park South, of record in Book 4675, page 111, Register's Office for said County to which reference is made.
>
> Included in the above description but excluded from this conveyance is a portion of Lot 33 on said plan which was conveyed to James O. Cannon and Keith Clodfelter d/b/a C & C Partnership of record in Book 6556, page 821, said Register's Office described as follows:
>
> Said part of Lot No. 33 fronts five feet on the southwesterly margin of Park South Court and extends back 190.38 feet on the northwesterly line and 186 feet on the southeasterly line to a deadline in the rear measuring 40.0 feet thereon.
>
> Being property conveyed to Charles I. Guinn, Sr.,
> 1) By deed from management Investment Associates of record in Book 6100, page 440, Register's Office for Davidson County, Tennessee.
> 2) By deed from Management Investment Associates of record in Book 6484, page 507, Register's Office for Davidson County, Tennessee, and
> 3) By deed from Ted A. Burkhalter, trustee of record in Book 7155, page 378, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1336 Foster Avenue, Nashville, Tennessee 37210.
>
> It is agreed that the office building now located on the subject property is a part of the real property conveyed herein.

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.



03/03 951.50- CHECK

7242

WITNESS our hands this 26th day of ~~March~~ February, 1987.

Charles I. Guinn, Sr.

Ouida Ann Guinn

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles I. Guinn, Sr. and Ouida Ann Guinn, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, 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 February, 1987.

J. Thomas Woodliff III
Notary Public
My Commission expires: 11/12/90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $337,500.00.

Affiant

Sworn to and subscribed before me this 26th day of February, 1987.

J. Thomas Woodliff III
Notary Public
My Commission expires: 11/12/90

IDENTIFICATION REFERENCE

MAR 3 3 51 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7155 PAGE 383

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

[illegible]
945.00 [illegible]
.50 [illegible]
1.00 [illegible]
CHECK 951.50-
7E48N03/13/87 BAL .[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9:9:8 1-1 1:

IDENTIFICATION REFERENCE

MAR 3 3 51 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 52473