BOOK 8013 PAGE 728

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000.00

Walter Estes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 1989.

Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS Walter Estes and Preston R. Perkerson (NAME) 651 River Rouge (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37209 (CITY) (STATE) (P.O. ZIP)	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES Same (NAME) (STREET ADDRESS) (CITY) (STATE) (ZIP)	MAP-PARCEL NUMBERS Map 91-2 Par. 295 12W-25015

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. Ilean Broadway, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter Estes and Preston R. Perkerson

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 Lots Nos. 1414 and 1416 of Block 54, Plan No. 2, West Nashville, of record in Book 57, page 172, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 1414 and 1416 front together 50 feet on the southerly side of New York Avenue and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Homer F. Broadway and wife, Ilean Broadway by Installment Deed from Will Young and wife, Della Young of record in Book 1296, page 65, Register's Office for Davidson County, Tennessee. The said Homer F. Broadway having since died.

92329

IDENTIFICATION REFERENCE

DEC 28 2 17 PM '89

DAVIDSON COUNTY, TN

Emma Ilean Broadway and Ilean Broadway are one and the same person

Taxes for 1989 have been paid.

This instrument is executed on behalf of Ilean Broadway by William C. Broadway pursuant to a General Power of Attorney being recorded simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 5507 New York Avenue Nashville, TN 37209
(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 Whereever 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 27th day of December, 1989

x Ilean Broadway by William C Broadway Attorney in Fact

Ilean Broadway by
William C. Broadway, Attorney in Fact

STATE OF TENNESSEE }
_____ COUNTY }

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Personally appeared before me, _____
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that __he__ executed the within instrument for the purposes therein contained. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____ _____
Notary Public

STATE OF OHIO }
FRANKLIN COUNTY }

(AFFIX SEAL)

Personally appeared before me, William C. Broadway, Attorney in Fact for Emma Ilean Broadway
(Name of officer) (Offical capacity of officer)
who is one and the same person as Ilean Broadway

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that __he__ executed the within instrument for the purposes therein contained, and who further acknowledged that __ he__ is the
Attorney in Fact
("attorney-in-fact" or "president" or "general partner")
of the maker, a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this 27th day of December 19 89.

My Commission Expires _____ J. KEVIN TAYLOR
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 8/25/1991
J. Kevin Taylor
Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
Ilean Broadway

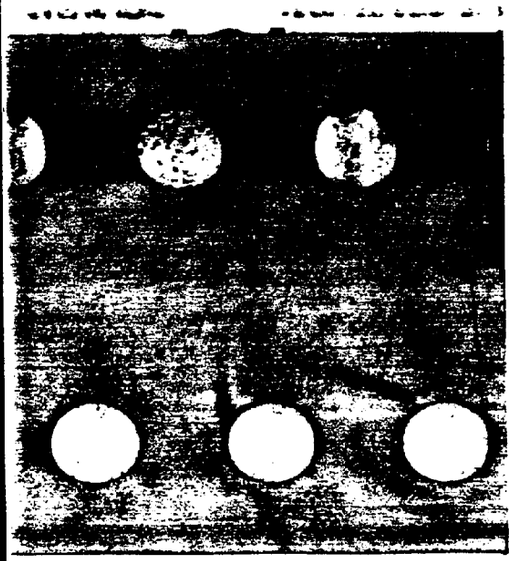
TO
Walter Estes and
Preston R. Perkerson

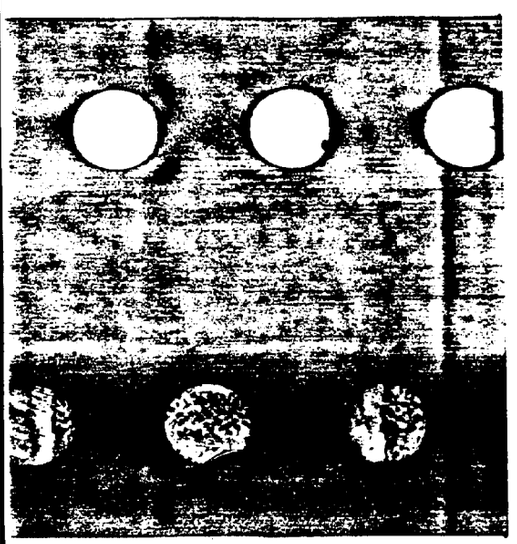
This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

8453 12/28 0101 03CHECK 46.00





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

RECEIVED OF _____

FOR _____

BOOK 8013 PAGE 730

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 12000.00
				CON TX 39.60
				PRFEE 1.00
				WDEED 6.00
				TOTAL 46.60
				CHECK 46.60
			12/28/89 01	14:19 0001 8453

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92329

IDENTIFI REFERENCE

DEC 28 2 17 PM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 279564