file 2

BOOK 8076 PAGE 59

THIS INSTRUMENT WAS PREPARED BY:
GREGORY & GREGORY, ATTORNEYS AT LAW
SUITE 420, LAKECREST BLDG.
50 CENTURY BLVD.
NASHVILLE, TN 37201

2306 MEMORIAL BLVD.
SPRINGFIELD, TN 37172

MAP 128-14
Par 148 2a

ADDRESS NEW OWNER AS FOLLOWS:

Kirby A. Jeffreys

8053 Arbor Drive

Nashville, TN 37221

SEND TAX BILLS TO:

National Mortgage Company

4041 Knight Arnold Road

Memphis, TN 38118

WARRANTY DEED

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 AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARTHA JO BROADWAY, single

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

KIRBY A. JEFFREYS and wife, SHIRLEY J. JEFFREYS

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. 120 on the Plan of the Resubdivision of Lots Nos. 120 and 121, Harpeth Park, Section Three, as of record in Plat Book 4350, page 134, said Register's Office, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Martha Jo Broadway by deed of record in Book 6675, page 430, said Register's Office.

THIS conveyance is made subject to any and all restrictions and easements of record in said Register's Office, especially to those restrictions of record in Book 4232, page 417, said Register's Office.

14555

IDENTIF. REFERENCE

MAR 29 1 43 PM '90

DAVIDSON COUNTY TN.

9886 03/29 0101 03CHECK

271.00

THIS IS ___IMPROVED PROPERTY, KNOWN AS:_____

8053 Arbor Drive, Nashville, TN 37221

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 ASSIGNS, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER. WHEREVER USED, THE SINGULAR SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

WITNESS my HAND___ THIS 26th DAY OF March 19 90

Martha Jo Broadway, unmarried
MARTHA JO BROADWAY

STATE OF TENNESSEE COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED

Martha Jo Broadway

THE BARGAINOR___, WITH WHOM I AM PERSONALLY ACQUAINTED (OR WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE), AND WHO ACKNOWLEDGED THAT she EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
WITNESS MY HAND AND OFFICIAL SEAL AT Nashville, TENNESSEE, THIS 26th DAY OF March, 19 90.

COMMISSION EXPIRES:
2-1-94

Patsi B. Bradley
NOTARY PUBLIC

STATE OF TENNESSEE COUNTY OF DAVIDSON

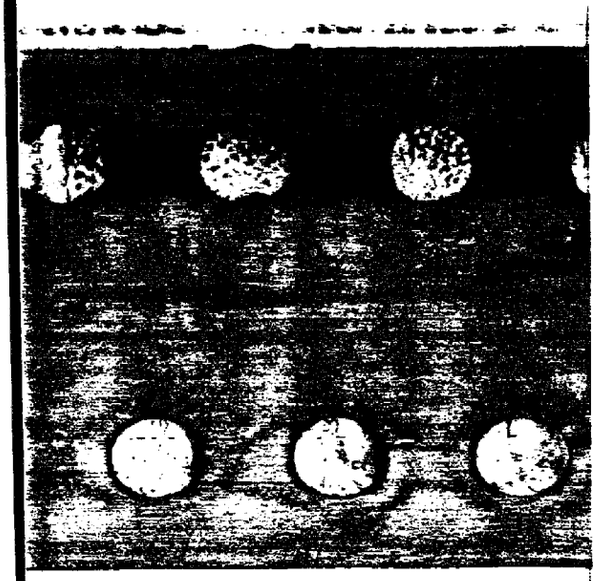
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

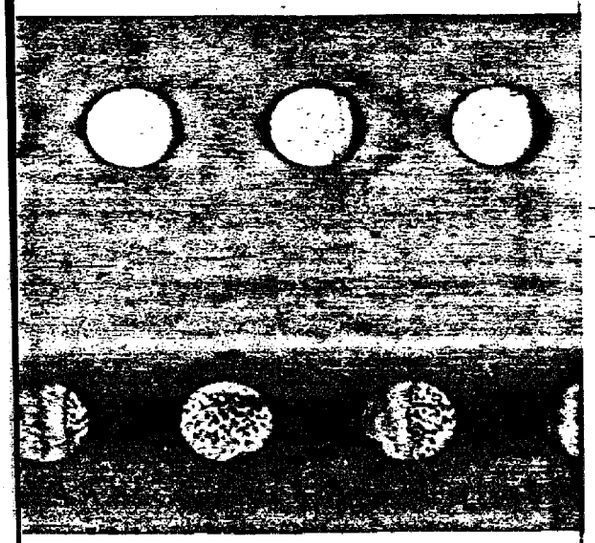
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF March, 19 90.

COMMISSION EXPIRES:
2-1-94

Patsi B. Bradley
NOTARY PUBLIC





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

CAMT 80000.00
CON TX 264.00
PRFEE 1.00
MDEED 6.00
TOTAL 271.00
CHECK 271.00

03/29/90 01 13:42 0001 6886

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

114555

IDENTIF. REFERENCE

MAR 29 1 43 PM '90

DAVIDSON COUNTY TN.

No. 305299