This Instrument Prepared Without Title Search, By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 N. Mt. Juliet Road
P. O. Box 888
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
DONALD E. MCBROOM et ux
3144 Hobson Pike
Hermitage, Tennessee 37076

SEND TAX BILLS:
New Owner

MORTGAGEE:
_____
_____
_____

MAP AND PARCEL:
Map 137
Parcel 89

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **WILLIAM J. TAYLOR**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **DONALD E. MCBROOM and wife, FRANCES MCBROOM**, 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:

> A tract or parcel of land situated and lying in the 4th Civil District of Davidson County, Tennessee, the same being Lot No. 1 on the Plan of the Subdivision of the William J. Taylor Property, the Plat of which is filed for record in Plat Book 8250, page 105, Register's Office for Davidson County, Tennessee, and to which Plat reference is here made for a more complete and detailed description of said lot.
>
> Being a part of the same property conveyed to William J. Taylor by deed from William J. Taylor, Executor of the Estate of Mattie Hedgepath, dated April 9, 1984, as of record in Book 6267, page 596, Register's Office for Davidson County, Tennessee. Mildred V. Taylor, wife of the said William J. Taylor, joins in this conveyance.

This is _____improved __X__unimproved property known as 3144 Hobson Pike, Hermitage, Tennessee 37076.

This conveyance is made subject to all zoning ordinances, health department rules, and restrictions and easements of record, or which a visual inspection of the property would reveal; including but not by way of limitation all those matters revealed upon the Plat of record in Plat Book 8250, page 105, said Register's Office.

Real property taxes for 1994 have been settled between the parties and will be paid by Grantees.

This instrument was prepared without title search or abstract, none having been requested, from documents and information provided by the parties.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said DONALD E. MCBROOM and wife, FRANCES MCBROOM, their heirs and assigns, forever; and I, WILLIAM J. TAYLOR, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 29th day of April, 1994.

William J. Taylor
WILLIAM J. TAYLOR

Mildred V. Taylor
MILDRED V. TAYLOR

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **WILLIAM J. TAYLOR and wife, MILDRED V. TAYLOR**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of April, 1994.

NOTARY PUBLIC

My Commission Expires: My Commission Expires JULY 22, 1995

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $18,000.00.

AFFIANT

Subscribed and sworn to before me
this 29th day of April, 1994.

NOTARY PUBLIC

My Commission Expires: My Commission Expires JULY 22, 1995

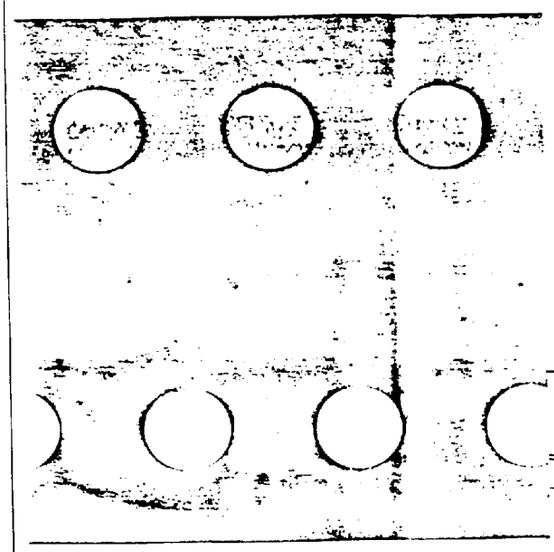
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

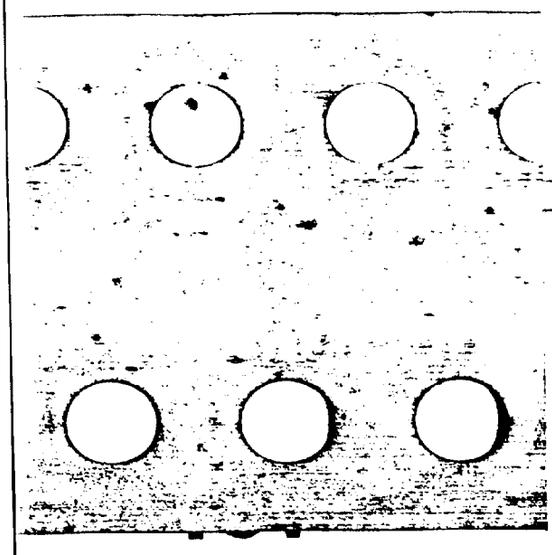
45089
IDENTIF. ↑ REFERENCE

94 MAY -2 PM 1:28
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

05/02 0101 03CHECK 79.50





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

RECEIVED OF _____

FOR _____

BOOK 9329 PAGE 869

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
			DAMT	13000.00
			CON TX	66.50
			PRFEE	1.00
			WHEED	12.00
			TOTAL	79.60
			CHECK	79.60
			05/02/94 01	13:27 0001 0641

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45089
IDENTIF. ↑ REFERENCE

94 MAY -2 PM 1:28
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 785733