BOOK 9549 PG 906 FILE BOX 61

THIS INSTRUMENT WAS PREPARED BY
Dyer, James & Taylor
30 Burton Hills Blvd., Suite 200
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 19 94

Notary Public

MY COMMISSION EXPIRES: 5-24-97
(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: OWNER | MAP-PARCEL NUMBERS |
|---|---|---|
| R. Kendall Broadbent (NAME) | R. Kendall Broadbent (NAME) | 117-12-120 |
| 1478 Clairmont Place (ADDRESS) | 1478 Clairmont Place (ADDRESS) | |
| Nashville, TN 37215 (CITY) (STATE) (ZIP) | Nashville, TN 37215 (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, Azalene C. West, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. Kendall Broadbent, a single person

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. 23 and parts of Lot Nos. 1 and 2 of Block "A" on the Plan of Galecrest No. 2, as of record in Book 843, Page 30, Register's Office for said County, described according to a survey made by W.G. Southgate, Surveyor, June 29, 1937, as follows:

Beginning at a point on the westerly margin of Clairmont Avenue 162 feet southwest of the southwest intersection of Clairmont Avenue and Woodmont Avenue, being the common corner of Lots Nos. 23 and 1 of said Block "A"; thence northwesterly 131 feet to the southeast corner of that part of Lot No. 1 conveyed to Charles L. Rathburn and wife, by deed of record in Book 1031, Page 94, said Register's Office; thence with Rathburn's southerly line westerly 75 feet 9 inches to the common corner of Lots Nos. 22 and 23 of said Block "A"; thence with the line between said two lots, southwardly 158 feet 6 inches to the northerly margin of Clairmont Avenue; thence with the northerly margin of said Avenue and around a curve in an easterly and northeasterly direction 146 feet to the point of beginning.

Being the same property conveyed to Frank W. West (the said Frank W. West having since died) and wife, Azalene C. West by deed from E.A. Sellers and wife, Blanche M. Sellers of record in Book 4028, Page 546, said Register's Office.

unimproved ( )
This is improved ( X ) property, known as 1478 Clairmont Place, Nashville, TN 37215
(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. 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.

Witness my hand this 15th day of December 19 94

Azalene C. West

Azalene C. West

STATE OF ALABAMA

BOOK 9549 PG 907

COUNTY OF MOBILE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Azalene C. West, a single person

the bargainor _____, with whom I am personally acquainted or 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 15th day of December, 19 94

Commission expires: NOTARY PUBLIC AT LARGE.
MY COMMISSION EXPIRES: March 23, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

18494

IDENTIFICATION REFERENCE

94 DEC 19 PM 2:07

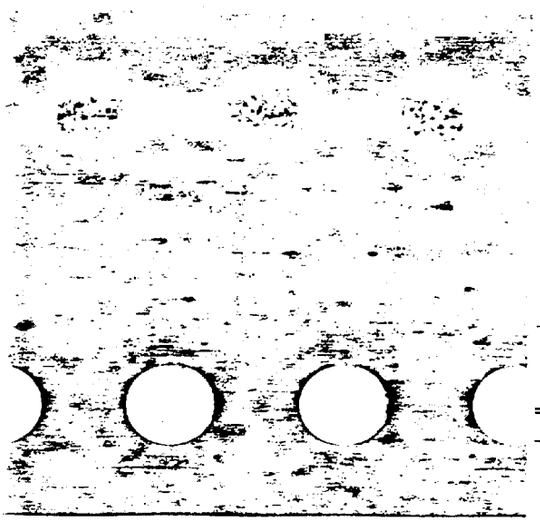
REGISTER
DAVIDSON COUNTY, TN.

4492 12/19 0101 03CHECK 710.15

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**



**RECEIVED OF** _____

**FOR** _____

BOOK 9549 PG 908

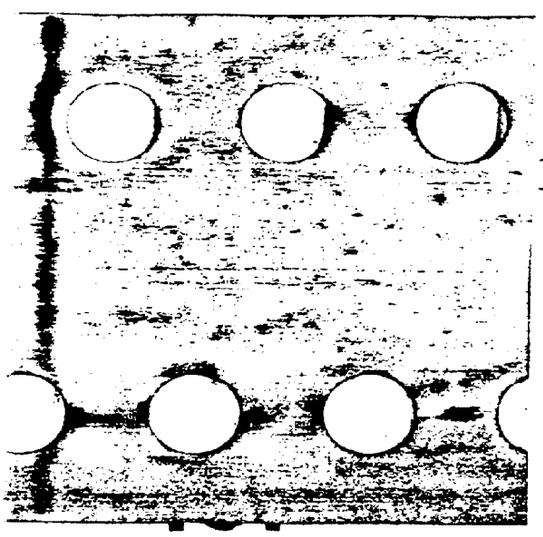
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 189500.00
CON TX 701.15
PRFEE 1.00
WDEED 8.00
TOTAL 710.15
CHECK 710.15

12/19/94 01 14:08 0001 4492

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



18494
IDENTIF. & REFERENCE

94 DEC 19 PM 2:07
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 864436