BOOK 10738 PG 723

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 86,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12 DAY OF Dec, 1997

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Commerce Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Edward Stinson	Same as New Owner	MAP 9
(NAME)	(NAME)	
7656 Whites Creek Pike		PARCEL 27
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		FB# 14D 15520
(CITY) (STATE) (ZIP)	(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, Roger B. Broach and wife, Douglassa R. Broach

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

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 the 14th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the north easterly margin of the Springfield to Joelton Road, 25 ft. at right angles from center of said road, and being the N.W. corner of a tract of land conveyed to Cleve Baxter as of record in Book 772, page 192, Register's Office, Davidson County, Tennessee. Thence with the northeasterly margin of said road N 51 deg. 30' W 104.0 ft. to an iron pin; thence N 42 deg. 45' E 216.7 ft. to an iron pin in the McIntyre South line and being 89.1 ft. east of old Reasoner McIntyre corner; thence S 88 deg. 30' E 618.0 ft. to a fence corner being the S.W. corner of the 36.5 acre tract conveyed by Jason B. Ferguson to G.M. Reasoner as of record in Book 175, page 210; thence S 73 deg. W 711.5 ft. to the point of beginning, containing 1.86 acres, more or less.

BEING the same property conveyed to Roger B. Broach, a married person, by deed from Hazel Jean Allen Whitley, an unmarried person, of record in Book 9117, page 221, Register's Office for Davidson County, Tennessee.

Douglassa R. Broach, joins in this conveyance to relinquish any and all right, especially marital rights, which she may have in said property by virtue of her marriage to Roger B. Broach.

unimproved ( )
This is improved (X) property, known as 7656 Whites Creek Pike, Joelton, TN 37080
(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 day of 19

Roger B. Broach

Douglassa R. Broach

BOOK 10738 PG 724

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 Roger B. Broach

the bargainor _____, 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 and official seal at Goodlettsville, Tennessee, this _____ day of _____ 19_____.

Commission expires 1-27-99

Vickie R. Rodgers
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

VICKIE R. RODGERS NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Henry

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Douglassa R. Broach, 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 Henry County, Tennessee this 17th day of December, 1997.

NOTARY PUBLIC 9-1999 Commission Expires AT LARGE HENRY COUNTY, TENN.

Carolyn Wagner
Notary Public

(SEAL)

0138097

IDENTIFICATION

97 DEC 30 PM 1:34

CLERK & MASTER/REGISTER
DAVIDSON COUNTY, TN.

6445 12/30 0101 03CHECK 329.05

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 86500.00
CON TX 320.05
PRFEE 1.00
WDEED 8.00
TOTAL 329.05
CHECK 329.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
12/30/97 01 13:40 0001 6345

0384897
IDENTIFICATION REFERENCE

97 DEC 30 PM 1:34

FELIX Z. WILSON, II REGISTER
DAVIDSON CO. TN.

No. 1237046