Davidson County DEEDWARR
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Fees:13.00 Taxes:38.85
20071115-0134110

# WARRANTY DEED

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November 2007

Sandy Balent
Notary Public

MY COMMISSION EXPIRES 1/23/2010

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Andrew M. Broadway (NAME) | SAME AS NEW OWNERS (NAME) | MAP & PARCEL |
| 854 ~~862~~ Idlewild Drive (ADDRESS) | (ADDRESS) | 05205017100 |
| Madison, TN 37115 (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, Jacqueline L. Davis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew M. Broadway & wife, Elizabeth H. Broadway

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:

**Lot 7 (a portion of):**

Being the most northwesterly portion of Lot 7 on a subdivision plat of the H.B. Chadwell Tract, of record in Book 547, Page 60, Register's Office, Davidson County, Tennessee and being a portion of property conveyed to Howard B. Davis and wife Jacqueline L. Davis in Deed Book 1939, Page 369, and being further described as follows:

**Beginning** at a concrete monument the southwesterly margin, 25 feet from the center-line of Idlewild Drive, a corner to Metropolitan Government of Nashville & Davidson County (Deed Book 000086460000626), and being the most easterly point of this tract; thence, leaving Idlewild Drive, S 42°24'15" W a distance of 262.66 feet to a concrete monument, a corner to said Metropolitan Government of Nashville & Davidson County; thence, N 22°49'24" W a distance of 45.11 feet to an iron pin set (1/2" rebar), a corner to John Daniel Broadway II (Deed Book 000086400000815), and a common corner to Lot 6, H.B. Chadwell Tract (Book 547, Page 60); thence, N 42°47'09" E a distance of 258.25 feet to an iron pin set (1/2" rebar), a corner to Lot 6, and in the margin of said Idlewild Drive; thence, with Idlewild Drive and with a curve turning to the left, with a delta angle of 14°29'47", with a radius of 165.75 feet, with an arc length of 41.94 feet, with a chord bearing of S 27°19'49" E feet, and a chord length of 41.82 feet to the point of beginning, containing **0.239 acre** according to a survey by Ray G. Cole, Registered Land Surveyor Tennessee No. 924, dated September 26, 2007. ****The said Howard B. Davis having since died.**

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2008 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THE PLAN OF H.B. CHADWELL TRACT, OF RECORD IN PLAT BOOK 547, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH SHOWS AN OWNER'S CERTIFICATE, CERTAIN NOTES, EASEMENTS AND BUILDING SETBACK LINES, IF ANY, AS MAY BE SET FORTH THEREON; SUBJECT TO NOTES, EASEMENTS, ETC., AS SET FORTH ON THE BOUNDARY SURVEY FOR H.B. DAVIS PROPERTY DATED SEPTEMBER 26, 2007 BY COLE LAND SURVEYING.

unimproved ( X )
This is improved ( ) property, known as 862 Idlewild Drive, Madison, TN 37115
(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 13th day of November 2007

Jacqueline L. Davis
Jacqueline L. Davis

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 Jacqueline L. Davis

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 Madison, Tennessee, this 13th day of November, 2007.

Commission expires 3-20-10

Deanie L. Gregory
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 _____, _____.

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires _____

_____
Notary Public

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115