Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
T. Keith Broyles and Frances W. Broyles 2042 Galbraith Drive Nashville, Tennessee 37215	Same	130-5-129

This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, James I. Vance Berry, Trustee (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said T. Keith Broyles and wife, Frances W. Broyles (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot #15 on the Plan of Bellebrook of record in Book 5200, page 442, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being a part of the property conveyed to James I. Vance Berry, Trustee, by deed from Michael G. Shears and wife, Katherine B. Shears, of record in Book 5797, page 314, Register's Office for said County.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

T. Keith Broyles
Affiant

Subscribed and sworn to before me this 22nd day of October, 1982.

Gwen Thompson Hasley
Notary Public
My commission Expires: 4-22-84

1. Real estate taxes for the current year which have been prorated between the parties. Grantor will be responsible for payment of taxes.

2. Restrictive Covenants contained in instrument of record in Book 5938, page 212, Register's Office for Davidson County, Tennessee.

3. Easements, setback lines, conditions of Owner's Certificate and other matters appearing upon the recorded Plan of Bellebrook.

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, Grantees' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Grantor executes this instrument in his capacity as Trustee for Nickel-Case Joint Venture, the beneficial owner of the property, pursuant to the authority of a Land Trust Agreement of record in Book 5797, page 308, said Register's Office, and not personally or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 22nd day of October, 1982.

James I. Vance Berry, Trustee

STATE OF TENNESSEE

BOOK 5954 PAGE 225

COUNTY OF DAVIDSON

Personally appeared before me, Gwen Thompson Huskey a Notary Public in and for said County and State, the within named James I. Vance Berry, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of October, 1982.

Gwen Thompson Huskey
Notary Public

My Commission Expires: 4-22-84

PUSH

H 13995

IDENTIF. REFERENCE

OCT 25 11 30 AM '82

FELIX Z. ELLIS REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5954 PAGE 226

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
			60[illegible].00- CO	
			156.00 CO TX	
			.50 PRFEE	
			5.00 MDEED	
			CHECK	165.50-
5805A10/25/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 3 9 9 5

IDENTIF. REFERENCE

Oct 25 11 30 AM '82

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 906413