THIS INSTRUMENT PREPARED BY:
JERE R. LEE
DODSON, HARRIS, ROBINSON & ADE
NASHVILLE, TN 37201

WARRANTY DEED

BOOK 6347 PAGE 304

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
STEVE WILLIAM SMITH (NAME)	Wachovia Mortgage Company (NAME)	43-6 319
564 Singer Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3174 (STREET ADDRESS)	110 61277
Nashville, Tennessee (CITY) (P. O ZONE) (STATE)	Winston-Salem, NC 27102 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN ($10.00)

Dollars,

Cash in hand paid by the hereinafter named Grantees plus other goods and valuable consideration, the receipt of which is hereby acknowledged, we

Eric L. Broder, et ux Susan A. Broder

have this day bargained and sold, and do hereby transfer and convey unto the said Steven William Smith, an unmarried person, his

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennesse, being Lot 194 Section 8, Plan of Madison Park as of record in Plat Book 4300, page 117, Register's Office for Davidson County, Tennessee.

Said Lot fronts 60 feet on the southerly margin of Singer Drive and runs back 163.6 feet on the easterly line and 149.3 feet on the westerly line to a dead line in the rear which it measures 82.3 feet.

Being the same property conveyed to Eric L. Broder and wife, Susan A. Broder by deed from William M. Lanier and wife, Marie C. Lanier of record in Book 5166 Page 976 said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 48,000.00

Subscribed and sworn to before me, this the 26th day of April, 19 87

Affiant

My commission expires: 21 April 1915 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 564 Singer Drive (House Number) (Street), Nashville P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Steve William Smith, an unmarried person, his

(successors),

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as noted at Book 5166, Page 978 Register's Office of said County.

We *further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Steve William Smith, an unmarried person, his *(successors), heirs and assigns, against the lawful claims of all persons.* Said property is conveyed subject to all existing building restrictions and/or zoning ordinances and all easements of record.

Witness we *hands* this 26th *day of* April, 19 87 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Eric L. Broder

Susan A. Broder by Eric L. Broder Attorney in Fact

.03/87-131.30- CHECK

7438

BOOK 6347 PAGE 305

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the Within

the within named 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 26th day of July, 19 84.

Martha B Bissell
Notary Public

Commission expires 21 April 1985

MARTHA B. BISSELL
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE
LARGE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... .....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

I 3 5 1 5 9

IDENTIFICATION REFERENCE

JUL 27 11 45 AM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

RUSH

WARRANTY DEED

FROM

Eric A. Broder, et ux Susan A. Broder

TO

Steve William Smith, an unmarried person

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6347 PAGE 306

FOR

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			48000.00- CAMT.	
			124.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	131.30-
7438A07/27/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 9 1 5 9

IDENTIF. REFERENCE

JUL 27 11 42 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0056385