WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Richard & Nancy Cardin		116-8F
(NAME) 124 Prospect Hill	(NAME) Same	124
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37205	(STREET ADDRESS)	7DA-74893
(CITY) (P.O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) ----------

---------- Dollars.

and other good and valuable consideration,

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John P. Broderick, et ux Mary Margaret Broderick, Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said Richard W. Cardin, et ux Nancy Cardin, Grantees, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 124 on the Plat of Revised Plan of Sugartree, Phase 3, Resubdivision of Lots 123 and 124, of record in Plat Book 5210, page 343, Register's Office for said County.

Beginning at a point in the westerly margin of Prospect Hill; thence southwardly 57.0 feet to a point, said point being the common front corner of Lots 124 and 125; thence westwardly with the line between said Lots 124 and 125, 91.0 feet to a point, said point being the common rear corner of said Lots 124 and 125; thence northwardly 83.0 feet to a point, said point being the common rear corner of Lots 123 and 124; thence eastwardly with the line between said Lots 123 and 124, 63.0 feet to a point, said point being the common front corner of Lots 123 and 124; thence southwardly 16.0 feet to a point; thence eastwardly 18.0 feet to a point, said point being the beginning of a curve to the right, said curve having a radius of 10.0 feet and a length of 14,142 feet; thence with said curve to the point of beginning.

Being the same property conveyed to John P. Broderick and wife, Mary Margaret Broderick, by deed from Sheridan Construction Company, of record in Book 5671, page 197, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 327,500.00

Subscribed and sworn to before me, this the 21st day of December 19 84

Affiant

My commission expires: 11-1-87 (Affix Seal)

Notary Public

unimproved( )
This is improved (X) property, known as 124 Prospect Hill, Sugartree, Nashville, TN 37205
(House Number) (Street) (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 Richard W. Cardin, et ux Nancy Cardin, their

(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.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said Richard W. Cardin, et ux Nancy Cardin, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 21st day of December 19 84 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John P. Broderick
JOHN P. BRODERICK

Mary Margaret Broderick
MARY MARGARET BRODERICK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* John P. Broderick and Mary Margaret Broderick

*the within named bargainor*S *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee.*
this 21st *day of* December *19* 84

Joe Saperstein *Notary Public*

Commission expires 11-1-87

STATE OF TENNESSEE }
COUNTY OF }

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 .....

THIS INSTRUMENT WAS PREPARED BY:

Joe Saperstein, Atty.
Suite 115, Cavalier Bldg.
95 White Bridge Rd.
Nashville, TN 37205

Mail

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IDENTIF. REFERENCE

Dec 26 9 21 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3106

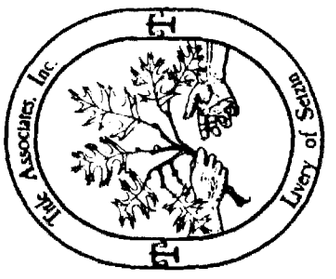
12/26 858.00 CHECK

WARRANTY DEED

FROM
BRODERICK, ET UX

TO
CARDIN, ET UX

TITLE INSURED BY POLICY NUMBER:



Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

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
			327500.00- CAMT.	
			851.50 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	859.00-
8106A	12/26/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 2 3 1 9

IDENTIF. REFERENCE

Dec 26 8 21 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 95857