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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Eric Broder and wife Susan Broder (NAME)	Eric Broder & Wife Susan (NAME)	Map 104-16
2206 Belmont Blvd. (STREET ADDRESS OR ROUTE NUMBER)	2111 Fairfax Ave (STREET ADDRESS)	Parcel 355
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Nashville, Tn. 37212 (CITY) (STATE) (ZIP CODE)	22W - 17275

WARRANTY DEED

For and in consideration of the sum of Ninety Eight Thousand Five Hundred and no/100---------- ----------($98,500.00)---------- DOLLARS

of which Twenty Thousand Dollars ($20,000.00) cash in hand paid at the closing, the sufficiency of which is hereby acknowledged by grantees Eric Broder and wife Susan Broder, and in addition, grantees will assume the balance of an existing deed of trust of record at book 5271 page 447 in an amount of approximately $ 53,608.67 dollars. For the remainder, grantees will execute a promissory note in the amount of $24,900.00 dollars payable to the grantor(s) secured by a deed of trust delivered on an even date herewith

Sherman Carl Ward, III

have bargained and sold, and by these presents do transfer and convey unto the said Eric Broder and wife Susan Broder

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

LAND in Davidson County, Tennessee, being the northerly part of Lot No. 125 and the southerly part of Lot No. 126 on the Plan of Belmont Land Company's Property, called "Belmont Heights" as of record in Book 421, page 34, Register's Office for said county and described together as follows.

BEGINNING on the easterly margin of Belmont Boulevard at a point 244 feet north of the northerly margin of Linden Avenue, being the northwest corner of the property conveyed to Sydney Ray White and wife, by deed from R. R. Ogilvie and wife, of record in Book 571, page 309, said Register's Office; thence with said White's northerly line, eastwardly 186 feet, more or less, to the westerly margin of an alley; thence with said alley, northwardly 55.5 feet, more or less, to the southeast corner of the property conveyed to E. H. Goodman by deed from Margaret Lenora Perry, of record in Book 1281, page 270, said Register's Office; thence with said Goodman's southerly line westwardly 186 feet, more or less, to the easterly margin of Belmont Blvd.; thence with said Boulevard, southwardly 55.5 feet, more or less, to the beginning.

Being the same property conveyed to Sherman Carl Ward, III by deed from Henry C. McCall of record in Book 5727, page 986, Register's Office, Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 2206 Belmont Blvd. (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 31st day of May, 19 85.

Sherman Carl Ward III

SHERMAN CARL WARD, III

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STATE OF ~~TENNESSEE~~ Massachusetts
COUNTY OF ~~DAVIDSON~~ Middlesex

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherman Carl Ward, III

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 Belmont, Mass., this 31st day of May, 19 85.

My commission expires January 7, 1988 Notary Public Eugenia C. Romano

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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

_____ Notary Public

Commission expires _____

STATE OF ~~TENNESSEE~~ Massachusetts
COUNTY OF ~~DAVIDSON~~ Middlesex

The actual consideration for this transfer or value of property (whichever is greater) is $ 98,500.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Sherman Carl Ward III
SHERMAN CARL WARD, III

Sworn to and subscribed before me this 31st day of May, 19 85

My commission expires January 7, 1988 Notary Public Eugenia C. Romano

This instrument was prepared by:
WOODS, BRYAN, WOODS & WATSON, A Professional Law Association, 121 Seventeenth Avenue South
Name Nashville, TN 37203 Address

7916 WARRANTY DEED

FROM SHERMAN CARL WARD, III

TO ERIC BRODER and wife SUSAN BRODER

J 1.2 7.8 3

IDENTIF. REFERENCE

JUN 13 11 22 AM '85

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

98500.00- CAMT.
256.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 262.60-
7916A06/13/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 2 7 8 3

IDENTIF. REFERENCE

JUN 13 11 21 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 144348