File 44

This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

BOOK 6843 PAGE 731

William R McBroom
Affiant

Subscribed and sworn to before me, this 30th day of April, 1986.

Notary Public

My Commission expires: 7-18-87

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
William R. McBroom, et ux 119 Sunset Drive Mt. Juliet, Tennessee 37122	SAME	Lot 98: 75-1-17 Lot 99: 75-1-16

WARRANTY DEED

For and in 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, CHRIS C. PARDUE AND WIFE, REBECCA PARDUE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WILLIAM R. McBROOM AND WIFE, SANDRA K. McBROOM, hereinafter called the Grantees, 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 Lots Nos. 98 and 99 on the Plan of Hermitage Hills, Section 12, of record in Plat Book 4675, page 125, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.
>
> Being part of the same property conveyed to Chris C. Pardue and wife, Rebecca Pardue, by deed from Home Federal Savings and Loan Association of Nashville, of record in Book 5349, page 474, said Register's Office.

This conveyance is subject to 1986 Metro taxes prorated and assumed by Grantees and rights of tenants in possession.

This is (X) improved property, known as: 820 & 816 Heritage Trail
( ) unimproved (House Number) (Street)

(P. O. Box) (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, theirs 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 our hands this 30th day of April, 1986.

Chris C. Pardue

Chris C. Pardue

Rebecca Pardue

Rebecca Pardue

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 Chris C. Pardue and wife, Rebecca Pardue, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30th day of April, 1986.

Notary Public

My Commission Expires:

7-14-87

96423

IDENTIFICATION REFERENCE

APR 30 3 21 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

I-30000.00- CAMT.
338.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 344.50-
8056A04/30/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96423.

IDENTIFICATION REFERENCE

APR 30 3 21 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 242805