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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Bo 128

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF June 19 87

Notary Public

MY COMMISSION EXPIRES: March 26 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, Attorney, 222 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBERS
STEPHEN P. BROUSSARD (NAME)	HOME SAVINGS OF AMERICA, F. A. (NAME)	142-16A-83
1417 Hampshire Place (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 7075 (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (P.O. ZIP)	Pasadena, California 91109-7075 (CITY) (STATE) (ZIP)	

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, ZARING NATIONAL CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHEN P. BROUSSARD AND WIFE, KAROLYN K. BROUSSARD

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 83 as shown on the plat of Devon Park, Phase II, of record in Book 6250, page 432, in the Register's Office for Davidson County, Tennessee.

Together with a right and easement of enjoyment in and to the Common Area as defined and set out in the Declaration of Covenants, Conditions and Restrictions for Devon Park, Phase II, of record in Book 6541, page 542, said Registers Office.

Being the same property conveyed to Zaring National Corporation, by deed from STM Devon Park Partnership, of record in Book 6959, page 183, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(See Attached marked Exhibit "A")

4 U 5 5 /

TENT. REFERENCE

unimproved ( ) This is improved (X) property, known as 1417 Hampshire Place (House Number) (Street) Nashville, Tennessee 37221 (P.O. Address) (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, their 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 my hand this 26th day of June, 19 87

ZARING NATIONAL CORPORATION

By: Timothy J. Miele

Timothy J. Miele, President

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

Commission Expires_____ _____Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____the undersigned_____a Notary Public in and for the State and County aforesaid, personally appeared _____Timothy J. Miele_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____President_____ _____of the _____Zaring National Corporation_____ a corporation, and that he as such _____President_____ executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____President_____

Witness my hand and official seal at _____Nashville_____, _____Tennessee_____, this _____26th_____ day of _____June_____, 19_87_.

JO ANN SMITH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____Notary Public

Commission Expires_____March 11, 1991_____

WARRANTY DEED

FROM

ZARING NATIONAL CORPORATION

TO

STEPHEN P. BROUSSARD AND WIFE,

KAROLYN K. BROUSSARD

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

EXHIBIT "A"

1. Restrictive covenants contained in instrument of record in Book 6176, page 7, Book 6541, page 542, and Book 6967, page 156, said Register's Office.

2. The Plan of record in Book 6250, page 432, said Register's Office, shows an Owner's Certificate, shows certain easements and setback lines, to which plan reference is hereby made.

3. Easement granted Metropolitan Government by and through Electric Power Board of record in Book 4603, page 495, Register's Office for Davidson County, Tennessee, along the northern boundary of the 4.01 acre tract.

4. A 15 foot water line easement across northeast corner of the 4.01 acre tract of record in Book 5258, page 278, Register's Office for Davidson County, Tennessee.

5. A 15 foot water line easement along west boundary of the 47.42 acre tract of record in Book 5473, page 175, Register's Office for Davidson County, Tennessee.

6. The survey of the premises made by Miller, Wihry & Lee, dated June 18, 1981, revised February 9, 1982, and April 20, 1983, designated the 100 year flood elevation over a very small portion of subject property located on the southwest corner of the 47.42 acre tract.

7. Reservation of easement as contained in Ordinance No. 82-856, for utility installation and maintenance.

8. Storm Water Detention Agreements of record in Book 6145, page 252; Book 6503, page 144 and Book 6908, page 59, said Register's Office.

9. Rights of others in and to the common elements.

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
			182500.00- CAMI. 511.00 CSTAX .50 PREF 9.00 MORT CHECK 520.50- 4005A06/26/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4053 7-

IDENTIFI REFERENCE

JUN 26 12 PM '87

DAVIDSON COUNTY, TN

No. 98205