STATE OF TENNESSEE
COUNTY OF DAVIDSON FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,347.80

Herman Broadway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June 19 88

Notary Public

MY COMMISSION EXPIRES: 5-8-89
(AFFIX SEAL)

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
25 CENTURY BOULEVARD SUITE 405 - NASHVILLE, TENNESSEE 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (Mortgage Company)	MAP-PARCEL NUMBERS
Herman Broadway (NAME)	The Kissell Company (NAME)	MAP 76
4673 Chandler Road (ADDRESS)	30 Warder Street (ADDRESS)	PARCEL 49.00
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	4D-03317

FOR AND 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, Roger L. Jackman and wife, Nancy C. Jackman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herman Broadway and wife, Doris Broadway

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 the 4th Civil District of Davidson County, Tennessee, being a portion of Tract #2, designated as Tract #3, located on Chandler Road, described as follows:

BEGINNING at a point in the center on the Mt. Juliet to Tulip Grove Road, known as Chandler Road, in the line of Ethridge corner of cross (marked by a corner post and an iron pin on the south side of Road), running with cross S 7 deg. 30' East 872.1 feet to a corner post in the line of Hayes corner of cross; thence with Hayes N 81 deg. 30' West 186.5 feet to an iron pin in fence line; thence leaving Hayes and with the new East line of the remainder of old tract #2, North 4 deg. 15' West, 492.0 feet to an iron pin on the east side of small branch with 6" Hackberry Tree, pointer blazed with 4 hacks; thence North 5 deg. 45' West 328.1 feet (passing an iron in drain on south side of road at 300 feet) to the center of Chandler Road; thence with the center of road North 81 deg. 15' East 141.2 feet to the point of beginning, containing 3.04 acres, more or less, according to a survey by Charles R. Simmons, dated March 18, 1974.

Being the same property conveyed to Roger L. Jackman and wife, Nancy C. Jackman by deed from Bazel P. Knowles and wife, Mary L. Knowles of record in Book 7233, page 594, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to a Deed of Trust executed by Roger L. Jackman and wife, Nancy C. Jackman to Stephen R.Josleyn, Trustee for City Federal Savings Bank, dated May 5, 1987, with an approximate unpaid principal balance of $106,347.80, of record in Book 7233, page 597, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred.

unimproved ( )
This is improved (X) property, known as 4673 Chandler Road, Hermitage, Tennessee 37076
(House Number) (Street) (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 our hand S this 13th day of June, 19 88

X Roger L. Jackman

X Nancy C. Jackman

BOOK 7581 PAGE 972

STATE OF MISSOURI
COUNTY OF St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger L. Jackman and wife, Nancy C. Jackman

the bargainor S, 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 St. Louis, Missouri this 13th day of June 19 88

Commission expires 09-24-91

Diane Cooke
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon his oath / (their several oaths) acknowledged himself / (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Roger L. Jackman and wife, Nancy C. Jackman

TO
Herman Broadway and wife, Doris Broadway

RETURN TO:
CUMBERLAND TITLE COMPANY
25 Century Boulevard Suite 405
Nashville, Tennessee 37214

EDWARD SEDDON
ATTORNEY - AT - LAW
25 Century Boulevard Suite 405
Nashville, Tennessee 37214

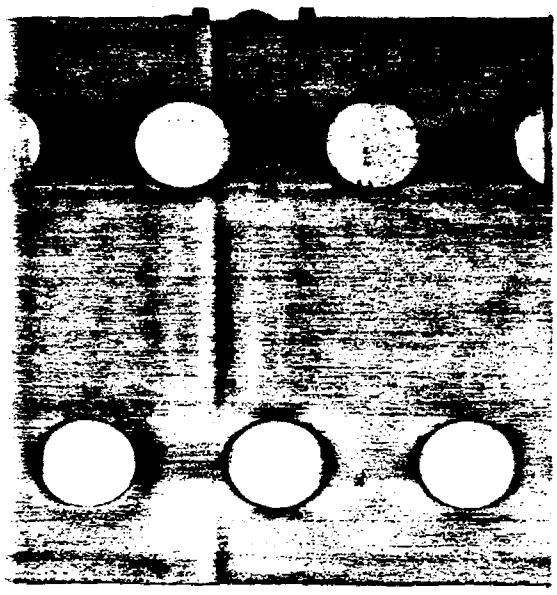
43424

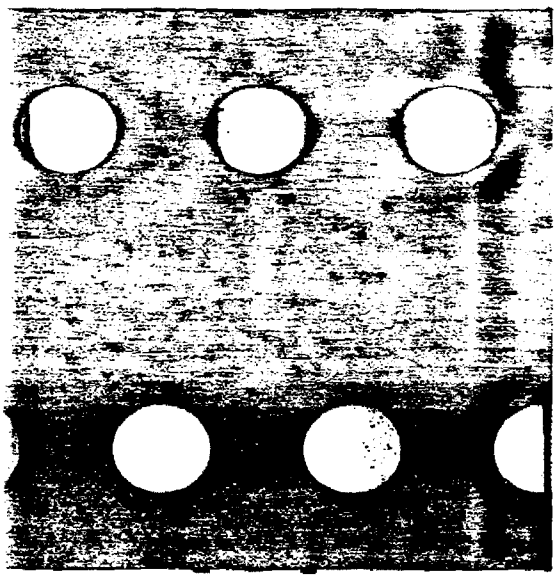
IDENTIFICATION REFERENCE

JUN 24 8 41 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

9385 06/24 0101 03CHECK 315.34





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7581 PAGE 973

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 110347.80
				CON TX 308.84
				PRFEE 0.50
				WDEED 6.00
				TOTAL 315.34
				CHECK 315.34
06/24/88	01	08:45	0001	9385

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43424

IDENTIFICATION REFERENCE

JUN 24 8 41 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 106167