ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE:	MAP-PARCEL NUMBERS
MARGO R. MILLEDGE	CITY FEDERAL SAVINGS BANK	Map 61-7
(NAME) 806 Broadmoor Drive	c/o The Kissell (NAME) Company 30 Warder Street	Parcel 96
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37216	(STREET ADDRESS) Springfield, Ohio 45501	15DZ 2120
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7603 PAGE 137

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS

cash in hand paid by the within named Grantee , and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, TIMOTHY A. SHOAF AND WIFE, LISA W. SHOAF,

have bargained and sold, and by these presents do transfer and convey unto the said MARGO R. MILLEDGE

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 more particularly described in EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS FULLY AS IF COPIED HEREIN VERBATIM.

Being the same property conveyed to Timothy A. Shoaf and wife, Lisa W. Shoaf by deed from Richard L. Vickery and wife, Betty J. Vickery, of record in Book 6441, page 718, Register's Office for Davidson County, Tennessee.

50595

IDENTIFICATION REFERENCE

Jul 19 1 19 PM '88

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

8562 07/19 0101 03CHECK 200.90

unimproved ( )
This is improved (xx) property, known as 806 Broadmoor Drive
(House Number) (Street)
Nashville, Tennessee 37216
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said trade 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 14th day of July, 19 88.

Timothy A. Shoaf

Lisa W. Shoaf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State Timothy A. Shoaf and wife, Lisa W. Shoaf

the within named 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 seat at Madison, Tennessee, this 14th day of July, 19 88.

Bruce B. Dinkins Notary Public

Commission expires 5-20-92

BOOK 7603 PAGE 138

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 seat, at office in _____ this _____ day of _____, 19 ___.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 58,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Margo R. Milledge

Sworn to and subscribed before me this 14th day of July, 19 88.

My commission expires 5-20-92 Notary Public Bruce B. Dinkins

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM
TIMOTHY A. SHOAF ET UX

TO
MARGO R. MILLEDGE

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

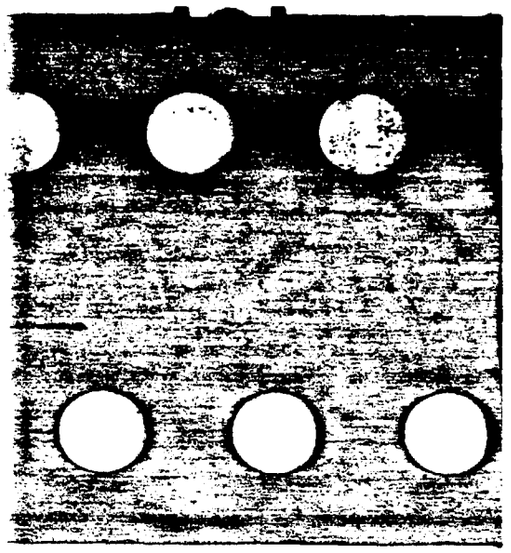
AREA CODE 615
TELEPHONE 865-4750

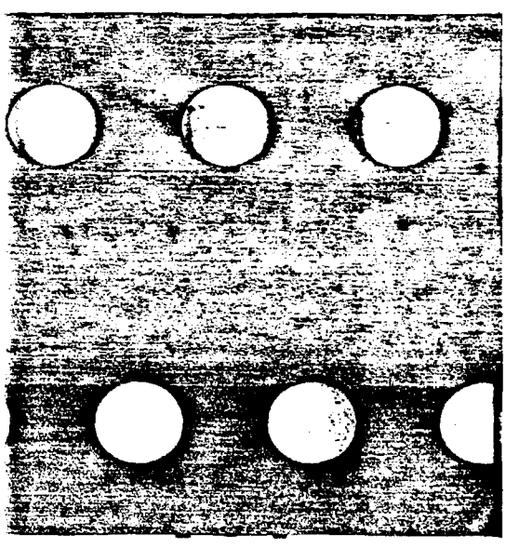
EXHIBIT "A"

LAND in Davidson County, Tennessee, being the Easterly 25 feet to Lot No. 8 and the Westerly part of Lot No. 9 of Block 7 on the Plan of Broadmoor, of record in Book 547, page 161, and according to a copy of a survey thereof made by Ralph W.C. Lambert, July 16, 1956, as follows:

BEGINNING at an iron pin in the southerly margin of Broadmoor Drive, formerly Woodruff Drive, which iron pin is 5 feet westerly from the common corner of Lots 9 and 10 on said plan; thence southerly parallel to and 5 feet westerly from the line between said lots 100 feet to an iron pin at the northeast corner of the property conveyed to Lela B. Maxwell by deed of record in Book 2590, page 37, Register's Office for said County; thence with Maxwell northerly line westerly parallel to Broadmoor Drive 12 feet to an iron pin in Maxwell's northwest corner; thence southerly parallel to the line between Lots Nos. 9 and 10 on said plan and along Maxwell's westerly line 50 feet to an iron pin in the northerly line of Lot 14 on said plan; thence westwardly with the dividing line between Lots 8 and 9, 14 and 15, 58 feet to a point which is 25 feet eastwardly from the southwest corner of Lot 8; thence north- wardly 150 feet to a point in the southerly margin of Broadmoor Drive; thence with the margin of the same eastwardly 70 feet to the point of beginning.

Together with an easement for the right to use the easterly 5 feet of Lot No. 9 of Block F, as set out in the deed from James Roy Conyer, Jr. and wife, to Thomas R. Maxwell and wife, of record in Book 2497, page 171, Register's Office for said County.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7603 PAGE 140

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 58000.00
				CON TX 191.40
				PRFEE 0.50
				WDEED 9.00
				TOTAL 200.90
				CHECK 200.90
07/19/88	01			13:20 0001 8562

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50595

IDENTIFICATION REFERENCE

JUL 19 1 19 PM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 114371