THIS INSTR . . , BY: &
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Edgar David Broadhurst, III
324 Walnut Drive
Nashville, TN 37205

MORTGAGEE:
First American National Bank

First American Center
Nashville, TN 37237

MAP-PARCEL NUMBERS:
MAP 116-11
PARCEL 78
BM-720

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeanne P. Zerfoss, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Edgar David Broadhurst, III and wife, Elizabeth O. Broadhurst hereinafter called the Grantee, Grantee's 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. 28 on the plan of Walnut Grove Subdivision, of record in Book 974, Page 2, Register's Office for said County.

SAID Lot No. 28 fronts 100 feet on the easterly margin of Walnut Drive and extends back 201 feet on the northerly line and 202.7 feet on the easterly line to a dead line in the rear, measuring 100 feet thereon.

BEING the same property conveyed to Thomas B. Zerfoss, Jr. and wife, Jeanne P. Zerfoss, by deed from Robert S. Stempfel and wife, Bernice W. Stempfel, of record in Book 2492, Page 35, said Register's Office. Thomas B. Zerfoss, Jr. has since conveyed his interest in subject property to Jeanne P. Zerfoss by Quitclaim Deed of record in Book 6228, Page 708, said Register's Office.

0573

IDENTIFICATION

FEB 1 10 43 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3320 02/01 0101 03CHECK 1491.50

This is (~~not~~) improved property, known as 324 Walnut Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 31st day of January, 1989.

Jeanne P. Zerfoss

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of January, 1989, before me personally appeared Jeanne P. Zerfoss, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

My Commission Expires: 9-26-92

Notary Public

WILKINSON NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7763 PAGE 217

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 450,000.00.

_____ Edgar O. Broadhurst
Affiant

Subscribed and sworn to before me, this the 31st day of January, 1989.

My Commission Expires: 9-26-92

_____
Notary Public

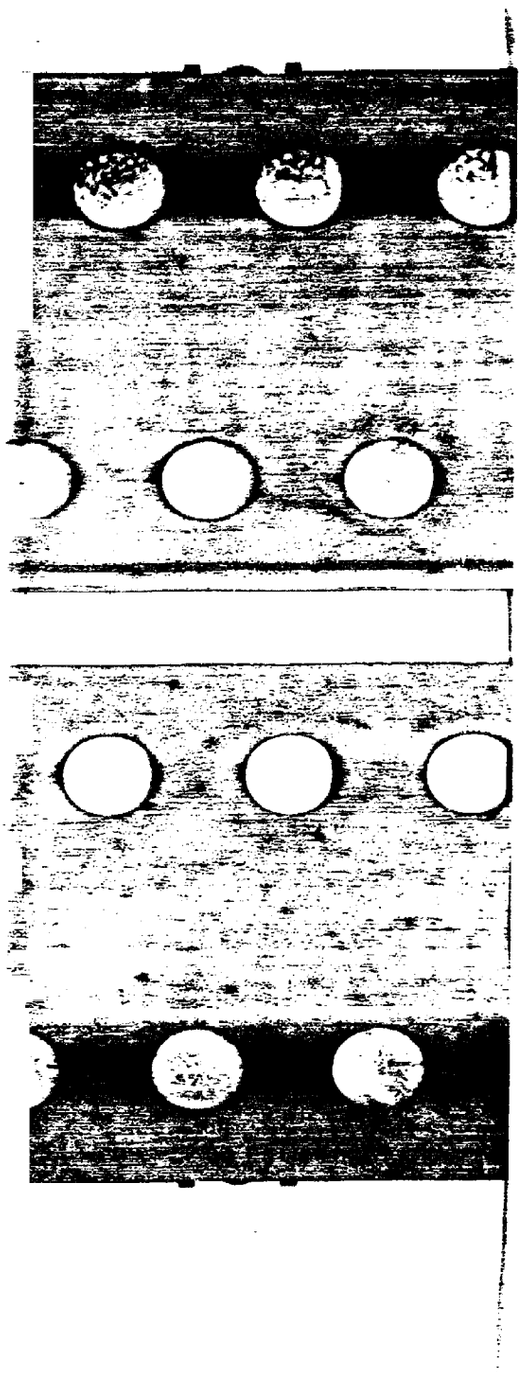
WARRANTY DEED

from:
Jeanne P. Zerfoss, unmarried

to:
Edgar David Broadhurst, III and wife, Elizabeth O. Broadhurst

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
ville, Tennessee 37215-0157

TN-28142



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

RECEIVED OF _____

FOR _____

BOOK 7763 PAGE 218

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 450000.00
CON TX 1485.00
PRFEE 0.50
WDEED 6.00
TOTAL 1491.50
CHECK 1491.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/01/89 01 10:43 0001 3320

0573

IDENTIFICATION REFERENCE

FEB 1 10 43 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 177839