WARRANTY DEED BOOK 8003 PAGE 37

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $46,500.00.

X _____
Affiant

Sworn to and subscribed before me this 11 day of December, 1989.

_____
Notary Public

My Commission Expires: 1-5-91

IDENTIF. TREFERENCE

Dec 12 9 00 AM '89

885 76

This instrument prepared by:

Robert F. Spann, Attorney, 14th Fl., First American Center, Nashville, Tennessee 37238-0067

Address - New Owner:	Send tax bills to:
Kenneth M. Brocius, etux 1702 Forrest Ave Nashville, Tn 37206	Same
Map - Parcel Number:	
Map 83-10 Pcl 297	

3790 12/12 01:01 DEPOSIT 163.45

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MORRIS KRAFT, MAXIE D. BIENER, and BRUCE E. BUCHMAN and LEE S. KRAFT, TRUSTEES, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KENNETH M. BROCIUS and wife, ROSE M. BROCIUS, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, being Lot No. 79 on the plan of Lockeland, Chadwell Home Place, as of record in Book 57, page 135, Register's Office for said County.

Said Lot No. 79 fronts 50 feet on the southerly side of Forrest, formerly Morrow Avenue, and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Morris Kraft, a one-third undivided interest, Maxie D. Biener, a one-third undivided interest, and Calvin A. Buchman, a one-third undivided interest, by deed from Tony Meadows and wife, June Meadows, of record in Book 5793, page 145, Register's Office for Davidson County, Tennessee, the said Calvin A. Buchman having since died and devised his interest in said property to Bruce E. Buchman and Lee S. Kraft, Trustees, of record in Will Book 142, page 210, Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved property known as 1713 1702 Forrest Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever, and we do covenant with the said Grantees that we are lawfully seised 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 hands this 7th day of December 1989.

Morris Kraft
MORRIS KRAFT

Maxie D. Biener
MAXIE D. BIENER

Lee S. Kraft, Trustee
LEE S. KRAFT, Trustee

Lee S. Kraft, Atty-in-fact
BRUCE E. BUCHMAN, Trustee, by
LEE S. KRAFT, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MORRIS KRAFT, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 7th day of December 1989.

Thomas C Jones
NOTARY PUBLIC

My Commission Expires: 3/3/93

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAXIE D. BIENER, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 7th day of December 1989.

Thomas C Jones
NOTARY PUBLIC

My Commission Expires: 3/3/93

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEE S. KRAFT, TRUSTEE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 1st day of December 1989.

Thomas C Jones
NOTARY PUBLIC

My Commission Expires: 3/3/93

STATE OF TENNESSEE

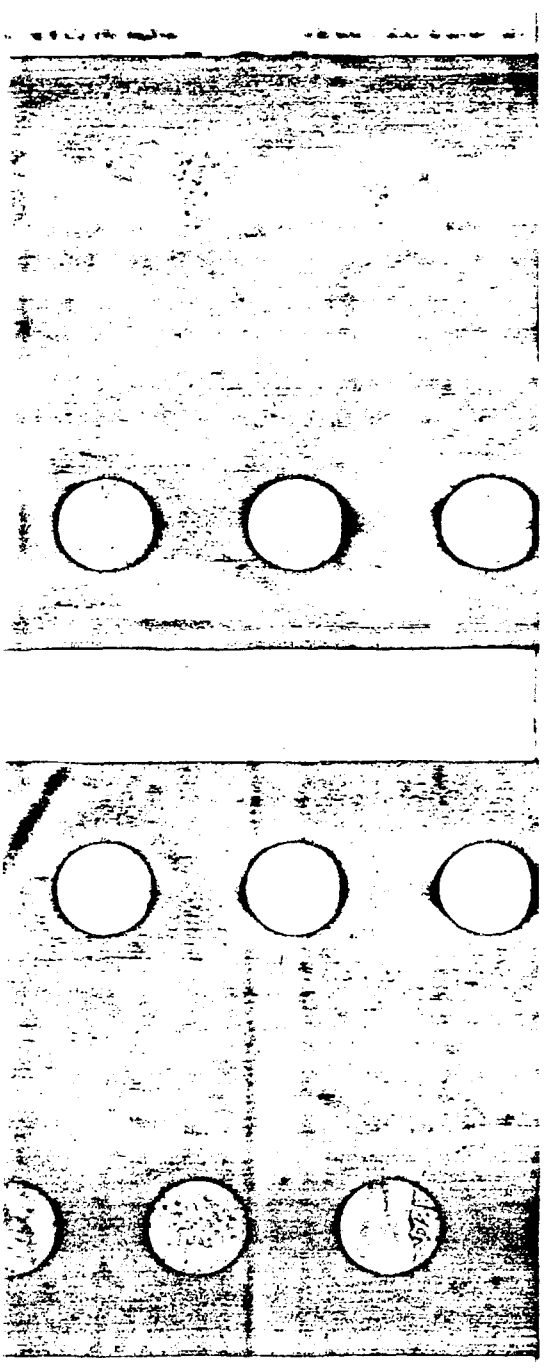
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEE S. KRAFT, TRUSTEE, the bargainor, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of BRUCE E. BUCHMAN, TRUSTEE, as the free act and deed of the said BRUCE E. BUCHMAN, TRUSTEE.

WITNESS my hand and official seal this 1st day of December 1989.

Thomas C Jones
NOTARY PUBLIC

My Commission Expires: 3/3/93



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8003 PAGE 40

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 46500.00
				CON TX 153.45
				PRFEE 1.00
				WDEED 9.00
				TOTAL 163.45

CHECK 163.45
12/12/89 01 09:02 0001 3790

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88576

IDENTIF. REFERENCE

Dec 12 9 04 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 274742