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FORM NO. WD-1

Bdy 1

File # 27166
Loan # 2572435

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$300,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF June, 19 90

Notary Public

MY COMMISSION EXPIRES: 5-11-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERIC L. BRODER (NAME)	Citizens and Southern Mortgage Corporation (NAME)	MAP104-10
409 Fairfax Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 656 (STREET ADDRESS)	PARCEL 149
Nashville, Tn 37212 (CITY) (STATE) (P.O. ZIP)	Tucker, GA- 30085-0656 (CITY) (STATE) (ZIP)	26W 7300

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 JACOB MAY and wife CYNTHIA S. MAY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERIC L. BRODER and wife SUSAN A. BRODER

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. 1 on the Resubdivision of Part of Lot 157, Section One, on the Plan of R. W. Grizzard Subdivision of record in Book 5200, Page 298, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 170' on the southerly side of Fairfax Avenue and extends back 168.61 feet along the westerly side line and 192' along the easterly side line to a rear line measuring 169.33' thereon.

39374

IDENTIFICATION REFERENCE

JUL 5 3 13 PM '90

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

BEING the same property conveyed to Jacob May and wife Cynthia S. May by deed from Stanley D. Lindsey and wife Kathryn Mathes Lindsey of record in Book 6292, Page 366, Register's Office for Davidson County, Tennessee.

unimproved ( ) X
This is improved ( ) property, known as 409 Fairfax Avenue, Nashville, Tn 37212
(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 hands this 15th day of June, 19 90

JACOB MAY Jacob May

CYNTHIA S. MAY Cynthia S. May by Jacob May attn in fact

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STATE OF TENNESSEE
Davidson County

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

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

Witness my hand and official seal at Nashville, Tennessee, this 15 day of June, 19 90

Commission Expires 3-11-91

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

JACOB MAY

TO

CYNTHIA S. MAY

ERIC L. BRODER

SUSAN A. BRODER

7587 07/05 0101 03 CHECK 997.00

Saturn & Mazer, Attorneys
Row 1
Box 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

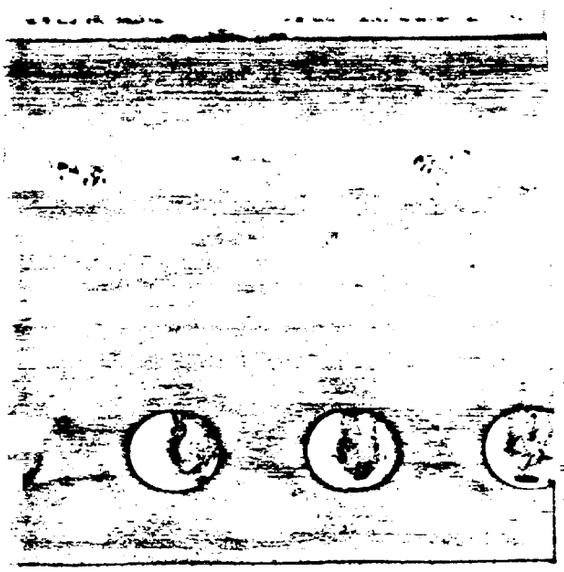
On this the 15TH day of June, 1990, before me personally appeared Jacob May to me known to be the person who executed the foregoing instrument in behalf of Cynthia S. May as HER Attorney in Fact, and acknowledged that HE executed the same as the free act and deed of the said Cynthia S. May.

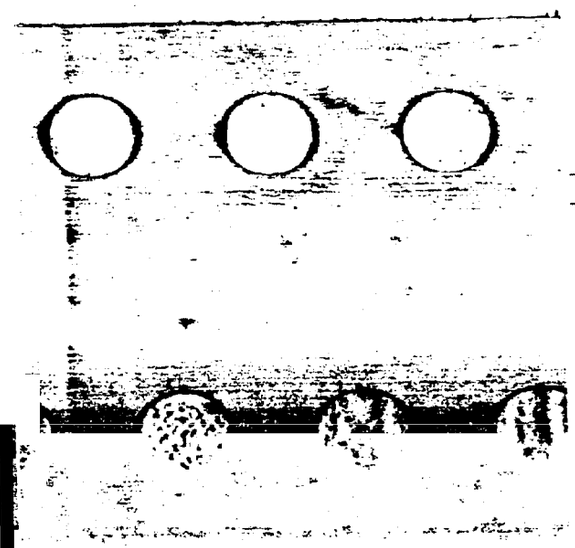
Witness my hand and official seal at Nashville, Tennessee, this the 15TH day of June, 1990.

Notary Public

My Commission Expires:

3-11-91





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

RECEIVED OF _____

FOR _____

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

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DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				300000.00
			CON TX	990.00
			PRFEE	1.00
			MDEED	6.00
			TOTAL	997.00
			CHECK	997.00
07/05/90	01		15:15 0001	7587

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39374

IDENTIFI REFERENCE

JUL 5 3 13 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 334470