This Instrument Prepared By:

ROBERT L. CALLIS
Attorney at Law
P. O. Box 726
Mt. Juliet, TN 37122

Mail

Send Tax Bills To:

Nell Broersma
P. O. Box 276
Hermitage, TN 37076

Map 86-10 - Parcel 21
4D-01991

DEED

This conveyance executed by RALPH BROERSMA, individually and as Executor of the Estate of Lee Raymond Broersma, and TEAL BROERSMA, KEN BROERSMA, and BARRY BROERSMA, to NELL BROERSMA, on this the 24th day of April, 1990.

1534 08/20 0101 03CHECK 140.00

W I T N E S S E T H:

WHEREAS, Lee R. Broersma and wife, Mildred L. Broersma acquired the herein described property as tenants by the entireties by deed recorded in Book 5537, Page 7, Register's Office of Davidson County, Tennessee, and

WHEREAS, Mildred L. Broersma predeceased Lee R. Broersma and Lee R. Broersma thereby acquired the entire interest in said property by rights of survivorship, and

WHEREAS, Lee R. Broersma died intestate on February 2, 1989, leaving a Last Will and Testament which is recorded in Will Book QQ, Page 112, County Court Clerk's Office of Wilson County, Tennessee, and a certified copy of said Will being recorded simultaneously herewith, and

WHEREAS, said Last Will and Testament devised said realty to his surviving spouse, Nell Broersma, and to Ralph Broersma, Teal Broersma, Ken Broersma and Barry Broersma in the percentages stated in said Last Will and Testament, and

WHEREAS, Nell Broersma filed a Petition in the Probate Court of Wilson County, Tennessee, for an Elective Share, Years Support, Exempt Property and Homestead and an Agreed Order has

been entered regarding said Petition which, among other things, requires that the herein realty be conveyed to Nell Broersma, and

WHEREAS, the Grantors desire to execute this instrument for the purposes of conveying the entire fee simple interest in and to said property to Nell Broersma, her heirs and assigns and carrying out the provisions of the Agreed Order above described.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the above stated premises, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, including Nell Broersma's assumption of a mortgage to Western Pacific Financial Corporation as evidenced by instrument of record in Book 5537, Page 10, Register's Office of Davidson County, Tennessee, we, RALPH BROERSMA, individually and as Executor of the Estate of Lee Raymond Broersma, TEAL BROERSMA, KEN BROERSMA, and BARRY BROERSMA, do hereby bargain and sell, and by these presents do hereby bargain, sell, transfer and convey unto NELL BROERSMA, her heirs and assigns, the following described parcel of land situated and lying in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 33 on the plan of Chapelwood Subdivision, Section 2, which is of record in Book 5200, Page 83, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lee R. Broersma and wife, Mildred L. Broersma by deed of record in Book 5537, Page 7, Register's Office of Davidson County, Tennessee. The said Mildred L. Broersma predeceased Lee R. Broersma and the said Lee R. Broersma thereby became the owner of the entire interest in said property by rights of survivorship. Lee R. Broersma died on February 2, 1989, leaving a Last Will and Testament recorded in Will Book QQ, Page 112, County Court Clerk's Office of Wilson County, Tennessee, and recorded simultaneously herewith, wherein the above property was devised to the herein Grantors and Grantee, and the above realty being hereby conveyed to Nell Broersma pursuant to the Agreed Order also recorded simultaneously herewith.

MAP 86-10; PARCEL 21

This is improved property known as 3532/3534 Albee Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said parcel of land, together with all the appurtenances, estate, title and interest thereunto belonging unto the said Grantee, her heirs and assigns, forever, and Grantors do further covenant that they are lawfully seized and possessed of the said realty in fee simple, have a good and lawful right to sell and convey same, and that same is free, clear and unencumbered, unless otherwise set out herein; and do further covenant and bind themselves and their heirs, successors and assigns to warrant and forever defend the title to the said realty to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

This conveyance is made subject to the following:

1. Restrictive Covenants of record in Book 5333, Page 315, Register's Office of Davidson County, Tennessee.

2. Setback lines, owners certificate, easements and other encumbrances of record in Plat Book 5200, Page 82, Register's Office of Davidson County, Tennessee.

3. A Deed of Trust in favor of Western Pacific Financial Corporation recorded in Book 5537, Page 10, Register's Office of Davidson County, Tennessee, assumed herein.

This instrument executed on this the 24th day of April, 1990.

Ralph Broersma

RALPH BROERSMA, AS EXECUTOR OF THE ESTATE OF LEE RAYMOND BROERSMA

Ralph Broersma

RALPH BROERSMA

TEAL BROERSMA

KEN BROERSMA

BARRY BROERSMA

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, RALPH BROERSMA as the Executor of the Estate of Lee Raymond Broersma, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of ~~March~~ April, 1990.

NOTARY PUBLIC

My Commission Expires: 3-11-91

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, RALPH BROERSMA, TEAL BROERSMA, KEN BROERSMA, BARRY BROERSMA, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of ~~March~~ April, 1990.

NOTARY PUBLIC

My Commission Expires: 3-11-91

STATE OF TENNESSEE

COUNTY OF WILSON

BOOK 8178 PAGE 344

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $37,645.16, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Nell Brasseaux
AFFIANT

SUBSCRIBED AND SWORN to before me this the 24 day of April, 1990.

NOTARY PUBLIC

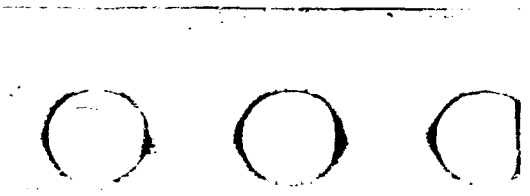
My commission expires: 10/23/93

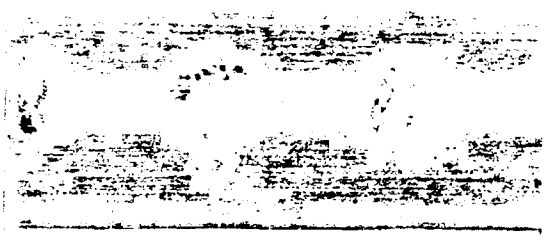
5077

FILED FOR RECORD
Aug 20 11 06 AM '90









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8178 PAGE 345

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 37645.16
CON TX 124.08
PRFEE 1.00
WDEED 15.00
TOTAL 140.08
CHECK 140.08

08/20/90 01 11:10 0001 1534

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50777

IDENTIFICATION REFERENCE

Aug 20 11 06 AM '90

No. 347953