THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Harry C. Tinsley, Jr., et ux
205 Edgewater Drive
Mt. Juliet, TN 37122

MORTGAGEE:
Chris C. Pardue, et ux
1079 Moran Road
Nashville, TN 37216

SEND TAX BILLS:
-New Owner-

MAP-PARCEL:
Lot 98: 75-1-17
04D-67004
Lot 99: 75-5-16
04D-67003
Lot 136: 74-4-113
04D-67306

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **William R. McBroom and wife, Sandra K. McBroom,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Harry C. Tinsley, Jr., and wife, Mickey M. Tinsley,** 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 Lots Nos. 98, 99 and 136 on the Plan of Hermitage Hills, Section 12, of record in Plat Book 4675, page 125, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.
>
> Lots No. 98 and 99 are the same property conveyed to William R. McBroom and wife, Sandra K. McBroom, by deed from Chris C. Pardue and wife, Rebecca Pardue, of record in Book 6843, page 731, and Lot No. 136 is the same property conveyed to William R. McBroom and wife, Sandra K. McBroom, by deed from Chris C. Pardue and wife, Rebecca Pardue, of record in Book 6994, page 949, Register's Office for Davidson County, Tennessee.
>
> It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume and pay the unpaid balance of two notes secured by two first mortgage Deeds of Trust to Chris C. Pardue and wife, Rebecca Pardue, of record in Book 6843, page 734, and Book 6994, page 952, Register's Office for Davidson County, Tennessee, and also that the hazard insurance is hereby transferred to the Grantees.

This is improved property known as 816 Heritage Trail, 820 Heritage Trail and 723 Linden Green, Hermitage, Tennessee 37076.

Property Taxes for the current year have been settled between the parties and will be paid by the Grantees.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including easements, covenants and conditions as shown on the plan of record in Plat Book 4675, page 125, Register's Office for Davidson County, Tennessee.

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 5th day of October, 1990.

William R McBroom
WILLIAM R. McBROOM

Sandra K. McBroom
SANDRA K. McBROOM

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William R. McBroom and wife, Sandra K. McBroom,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 5th day of October, 1990.

Dean R Peterson
NOTARY PUBLIC

My Commission Expires: 10-6-91

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $ 196,500.00

AFFIANT

Subscribed and sworn to before me
this 5th day of October, 1990.

NOTARY PUBLIC

My Commission Expires: 10-6-91

83706

IDENTIF. REFERENCE

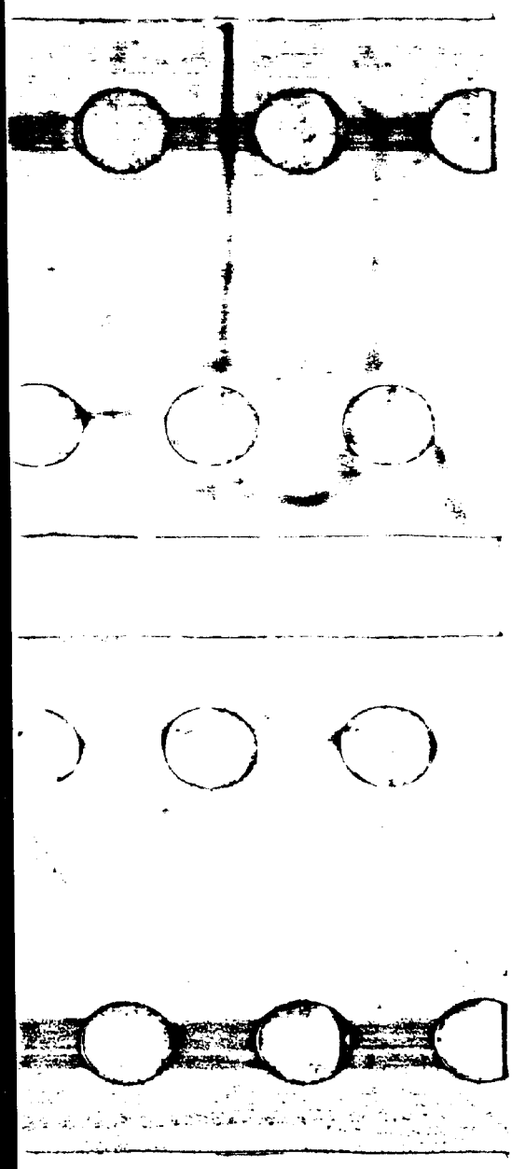
JAN 4 | 54 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

2777 01/04/91 01:01 03CHECK 658.45

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8269 PAGE 791

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 196500.00
				CON TX 648.45
				PRFEE 1.00
				WDEED 9.00
				TOTAL 658.45
				CHECK 658.45
01/04/91		01		13:53 0001 2777

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83706

IDENTIF. REFERENCE

JAN 4 1 54 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 386681