BOOK 8855 PAGE 319

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 1993

Notary Public

MY COMMISSION EXPIRES: May 26, 1993

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook 2002 Richard Jones Road, C-101, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny L. Todd (NAME)	Empire of America Realty Credit Corporation (NAME)	007-15-040
2061 Graceland Drive (STREET ADDRESS OR ROUTE NUMBER)	Empire Plaza, 100 Seneca Street (STREET ADDRESS)	
Goodlettsville, TN. 37072 (CITY) (STATE) (P. O. ZIP)	Buffalo, NY 14203 (CITY) (STATE) (ZIP)	

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, Kittredge Dell Broussard and wife, Suzanne R. Broussard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny L. Todd and wife, Judith D. Todd

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. 102, Section 5, Grizzard Manor Subdivision, as of record in Book 4675, pages 163 and 164, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kittredge Dell Broussard and wife, Suzanne R. Broussard, as tenants by the entirety, of record in Book 6351, page 110, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

8 8 5 4 7

IDENTIFICATION REFERENCE

FEB 2 3 57 PM '93

ELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

8639 02/02 0101 03CHECK 408-23

This is unimproved ( ) improved (X) property, known as 2061 Graceland Drive, Goodlettsville, TN. 37072
(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 hand s this 24th day of November, 1992

Kittredge Dell Broussard

Kittredge Dell Broussard

Suzanne R. Broussard

Suzanne R. Broussard

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STATE OF ~~TENNESSEE~~ TEXAS
~~Davidson County~~ DALLAS COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kittredge Dell Broussard and Suzanne R. Broussard

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

Witness my hand and official seal at DALLAS TEXAS, ~~Tennessee,~~ this 24 day of NOVEMBER, 1992.

Commission expires

NOTARY PUBLIC STATE OF TEXAS
ED FAWCETT
Notary Public, State of Texas
My Comm. Expires 12/21/93

Ed Fawcett
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such, _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

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

RECEIVED OF _____ BOOK 8855 PAGE 321

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
107900.00
CON TX 399.23
PRFEE 1.00
WDEED 8.00
TOTAL 408.23
CHECK 408.23

02/02/93 01 15:55 0001 8639

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 8 5 5 4 7

IDENTIFICATION REFERENCE

FEB 2 3 57 PM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 617174