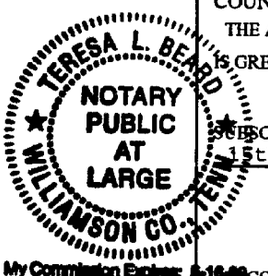
Realty 48

WARRANTY DEED

BOOK 9767 PG 731



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

X Janice C Hunt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janice C. Hunt (NAME)	Matrix Financial Services (NAME)	117-03-B-123
2601 Hillsboro Road Unit H-12 (ADDRESS)	P.O. Box 78144 (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Phoenix, AZ 85062 (CITY) (STATE) (ZIP)	

FOR AND 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, Eric Broder and wife, Susan Broder

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janice C. Hunt

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, TN, being Unit H-12 on the Plan of The Villager Condominium Apartments Revised, of record in Plat Book 5200, Page 201, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric Broder and wife, Susan Broder by deed from Timothy L. Adgent and wife, Elizabeth B. Jewell Adgent of record in Book 6532, Page 420, Register's Office for Davidson County, TN.

Subject to Master Deed and By-Laws of record in Book 5434, Page 665, Book 5434, page 708 and Easement in Book 4808, page 424, and all matters shown on the Plan of Record.

00091313

IDENTIF. & REFERENCE

95 AUG 21 AM 9:56

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 2601 Hillsboro Road Unit H-12, 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 hand s this 15th day of August 19 95

Eric Broder

Susan Broder

Susan Broder

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9767 PG 732

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric Broder and wife, Susan Broder

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 Brentwood, Tennessee, this 15th day of August 19 95.

Commission expires May 16, 1999

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. My Commission Expires: 5-16-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____.

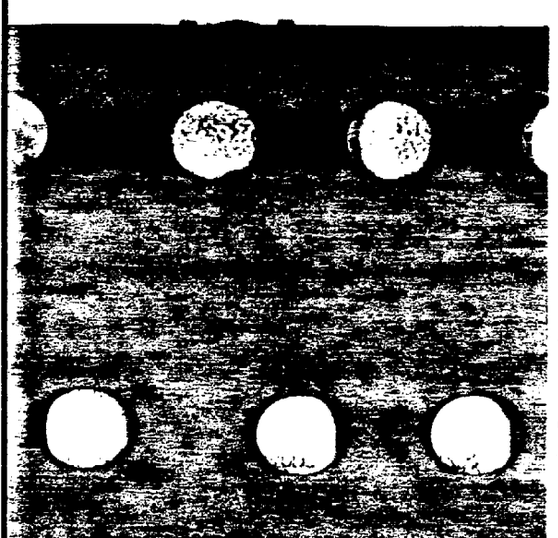
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

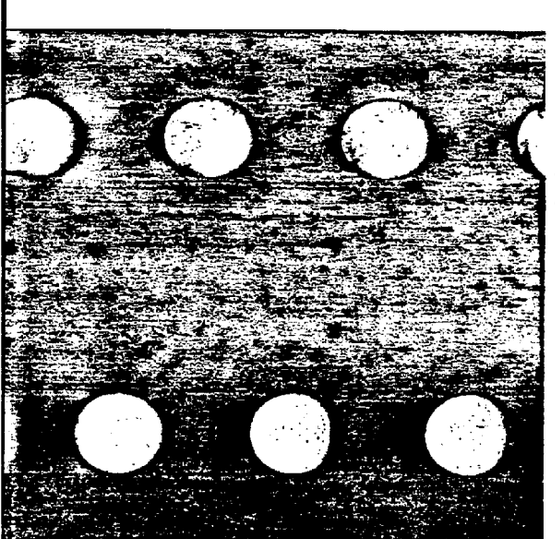
My commission expires _____

_____
Notary Public

4427 08/21 0101 03:4EDK

157.00





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

RECEIVED OF _____ BOOK 9767 PG 733

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 40000.00
CON TX 148.00
PRFEE 1.00
MDEED 8.00
TOTAL 157.00
CHECK 157.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4427

0091313
IDENTIF. ↑ REFERENCE

95 AUG 21 AM 9:56

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 943387