Book 52

BOOK 9776 PG 455

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: 5-16 99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Broster (NAME)	Southeastern Mortgage of TN (NAME)	172-8-B-19CO
312 Masterpiece Court (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (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, Gwendolyn L. Christian

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John B. Broster and wife, Diane E. Gusky

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:

Being Lot No. 19 on the Plan of Bridle Downs, Revised Phase One, as of record in Plat Book 6900, page 701-703 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gwendolyn L. Christian by deed from Fox Ridge Homes, Inc. of record in Book 8721, page 429, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Wayne Christian joins in this transaction to convey any marital interest he may have in the property.

unimproved ( )
This is improved (X) property, known as 312 Masterpiece Court, Nashville, Tennessee 37214
(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 my hand this 28th day of August 19 95

Gwendolyn L. Christian by his attorney-in-fact Gwendolyn L. Christian

Gwendolyn L. Christian

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gwendolyn L. Christian

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 28th day of August, 19 95.

Commission expires 5-16-99

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

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

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Gwendolyn L. Christian personally known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of Wayne Christian and acknowledged that she executed the same as the free act and deed of said Wayne Christian.

Witness my hand and official seal at Brentwood, TN, this 25th day of August, 1995.

Daphne Bailey

My Commission Expires: 6/1/97

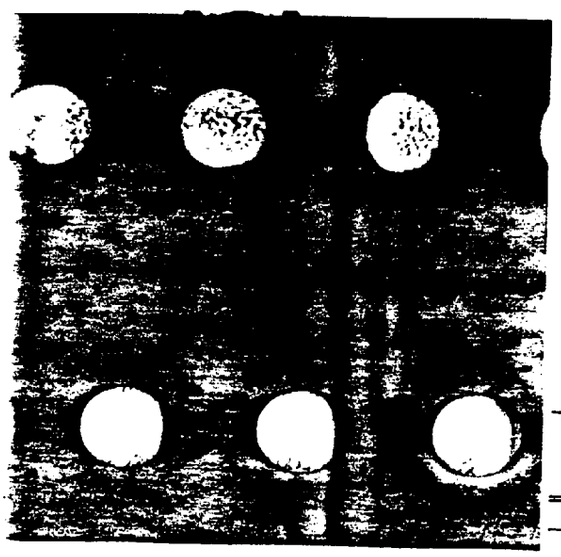
NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

0094258

IDENTIFICATION REFERENCE

95 AUG 29 01:10:46 RECORDER

7664 08/29 0101 03CHECK 482.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

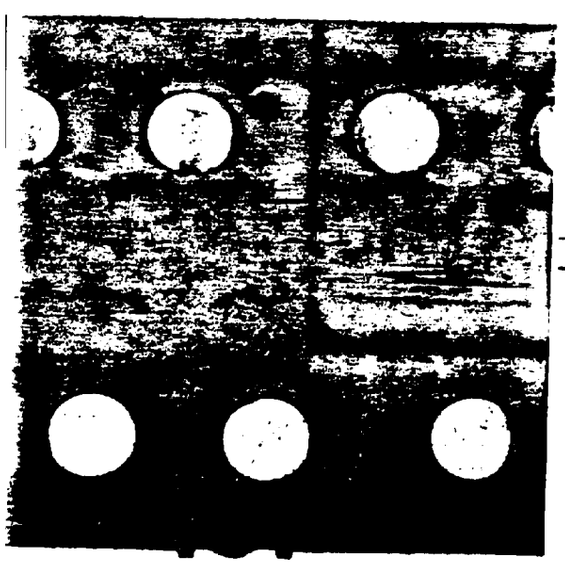
RECEIVED OF _____

FOR _____

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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
128000.00
CON TX 473.60
PRFEE 1.00
MDEED 8.00
TOTAL 482.60
CHECK 482.60

08/29/95 01 10:46 0001 7664

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0094258
IDENTIF. # REFERENCE

95 AUG 29 AM 10:45

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 946593