BOOK 9879 317

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

ADDRESS NEW OWNER:
Herbert Y. Meltzer
83 Altentann
Nashville, Tennessee 37215

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:

MAP	158-4
GROUP	A
PARCEL	13 CO

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, John R. Broderick, an unmarried person and Lynn C. Broderick, (formerly known as Lynn C. Doramus) an unmarried person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Herbert Y. Meltzer and wife, Sharon B. Meltzer, 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. 83 on the Plan of Otter Wood, Section One Revised, as of record in Book 6900, page 590, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to John R. Broderick and Patricia F. Broderick, by deed from Otter Wood, Ltd., a Tennessee limited partnership, of record in Book 7359, page 758, Register's Office for Davidson County, Tennessee. The said parties having since divorced and Patricia F. Broderick having quitclaim all right, title and interest in subject property to John R. Broderick, by quitclaim deed of record in Book 8132, page 635, Register's Office for said County. The said John R. Broderick having conveyed said property to John R. Broderick and Lynn C. Doramus, unmarried persons, as tenants in common with the right of survivorship, by deed of record in Book 8874, page 381, in said Register's Office. The said John R. Broderick and Lynn C. Broderick, (formerly known as Lynn C. Doramus) having since divorced.

This is improved property known as 83 Altentann, Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 Metropolitan Government property taxes and subsequent years thereafter.
2. Declaration of Covenants, conditions and Restrictions of record in Book 7260, page 483, and By-Laws attached thereto as Exhibit "A", Register's Office for Davidson County, Tennessee.
3. Charter for Otter Wood Homeowner's Association as of record in

Book 7292, page 315, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Herbert Y. Meltzer and wife, Sharon B. Meltzer, their heirs and assigns, forever; and we, John R. Broderick, an unmarried person and Lynn C. Broderick, (formerly known as Lynn C. Doramus), an unmarried person, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 1st day of December, 1995.

John R. Broderick

Lynn C. Broderick
(formerly known as Lynn C. Doramus)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John R. Broderick, an unmarried person and Lynn C. Broderick (formerly known as Lynn C. Doramus), an unmarried person, 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 Nashville, Tennessee, this the 1st day of December, 1995.

R. L. MOORE NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: 11 Jan 29, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 550,000.00.

AFFIANT

Subscribed and sworn to before me
this 1st day of December, 1995.

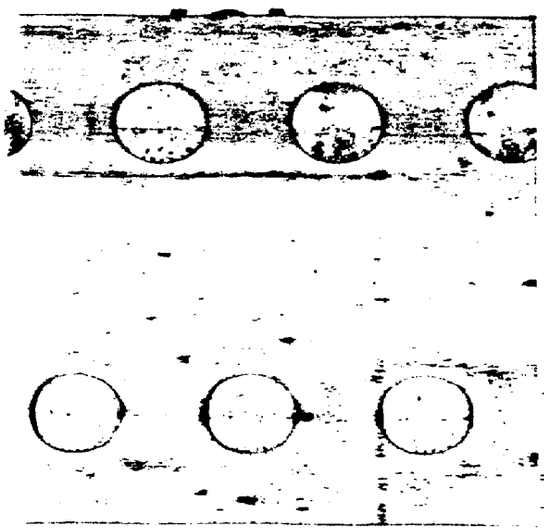
NOTARY PUBLIC

My Commission Expires:

95 DEC -5 AM 11:12 FELIX Z. MILLER REGISTER DAVIDSON COUNTY, TENN

IDENTIF. ↑ REFERENCE 0129127

5020 12/05 0101 03CHECK 2044.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9879 PG 319

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

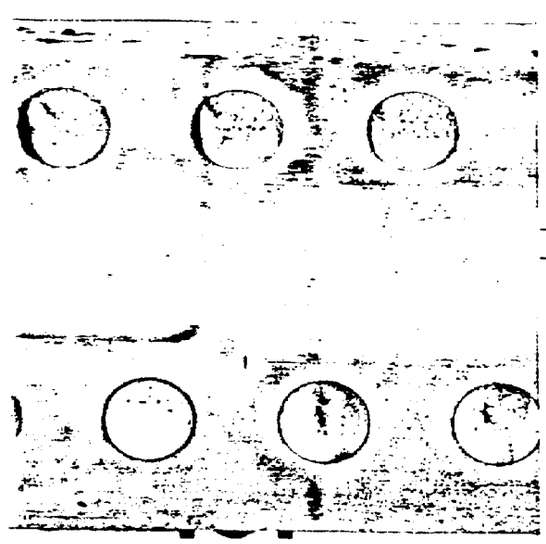
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 550000.00 CON TX 2035.00 PRFEE 1.00 WDEED 8.00 TOTAL 2044.00 CHECK 2044.00	
12/05/95	01	13:31 0001 5020		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0129127 IDENTIF. # REFERENCE

95 DEC -5 AM 11:29

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.



No. 983512