BOOK 10081 PG 437

BOX #19B
G#96-5-76K

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Marjorie E. Broadrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
MARJORIE E. BROADRICK (NAME)	AMERICA'S WHOLESALE LENDER (NAME)	MAP 052-01
731 Walnut Street (ADDRESS)	750 Old Hickory Blvd, #286 (ADDRESS)	PARCEL 229
Madison, TN 37115 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	FB #11D-77245

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, ROBERT B. LOGAN AND WIFE, JOYCE W. LOGAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARJORIE E. BROADRICK, AN UNMARRIED WOMAN

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. 18 on the Plan of Madison Park Subdivision, as of record in Book 421, Page 184, Register's Office for Davidson County, Tennessee, and described as being part of an unnumbered tract lying at the Northwest corner of Block "A" on the Plan of the Resubdivision of Power & Roth's Subdivision as of record in Book 843, Page 75, Register's Office for Davidson County, Tennessee, more described as follows:

BEGINNING at a point in the easterly margin of Walnut Avenue, which point is 250 feet South of the center line of Neely's Bend Road; thence, running South 86 degrees 50' 40" East 100.0 feet to an iron pin; thence, South 3 degrees 00' 20" West 100.0 feet to an iron pin; thence, North 86 degrees 59' 40" West 100.0 feet to an iron pin; thence, North 3 degrees 00' 20" East 100.0 feet to the point of BEGINNING.

BEING the same property conveyed to Robert B. Logan and wife, Joyce W. Logan, by Deed from Patricia Ann Durham and Thomas Lee McAnally, of record in Book 4954, Page 677, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which

CONTINUED

This is unimproved ( ) improved (X) property, known as 731 Walnut Street, Madison, TN 37115
(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 6th day of June 1996

Robert B. Logan
ROBERT B. LOGAN

Joyce W. Logan
JOYCE W. LOGAN

DCTN01WC

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT B. LOGAN AND WIFE, JOYCE W. LOGAN

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 6th day of June 1996.

Commission expires July 24, 1999

Notary Public

SCOTT D. ... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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

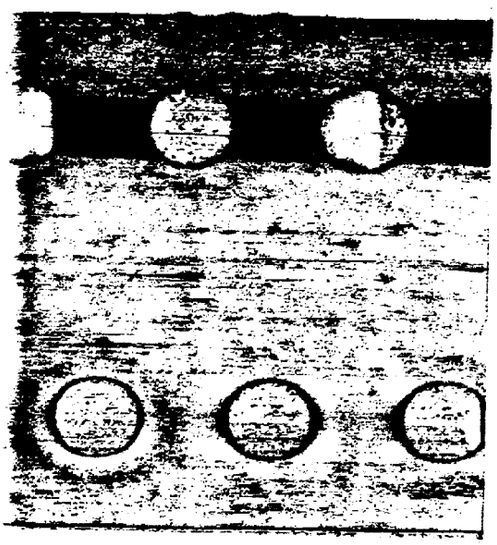
LEGAL DESCRIPTION CONTINUATION

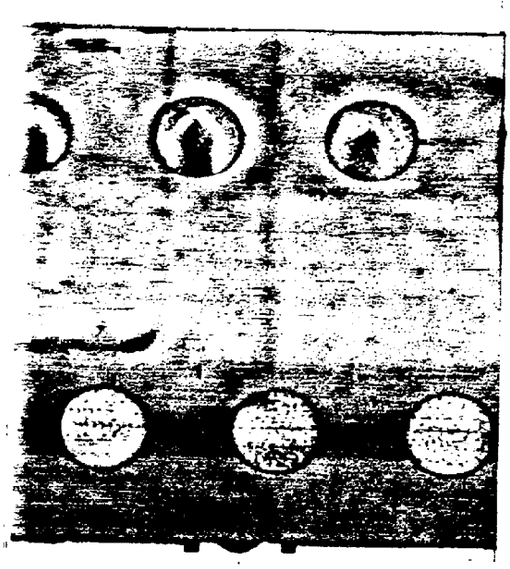
have been prorated and assumed by the Grantee herein.

0191096
IDENTIFICATION REFERENCE

96 JUN 10 PM 12:43
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

1665 06/10 0101 03CHECK 249





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 65000.00
				CON TX 240.50
				PRFEE 11.00
				ERR CO
				PRFEE 11.00-
				PRFEE 1.00
				MDEED 8.00
				TOTAL 249.50
				CHECK 249.50
			06/10/96	01 12:45 0001 1665

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0191096
IDENTIF. ↑ REFERENCE

96 JUN 10 PM 12:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1049512