0206378

RECEIVED FOR REFERENCE

BOOK 10129 PG 317

After Recording Return To:
Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road.
LaVergne, TN 37086

96 JUL 23 PM 1:03

FELIX ... REGISTER
DAVIDSON CO. TN.

----------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION---------

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **FRANK J. MAGNER AND WIFE, RICCI R. MAGNER,** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **ANTHONY W. MCBROOM AND WIFE, PAMELA D. MCBROOM,** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Valley Green, as of record in Plat Book 4460, page 96 and 97, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Frank J. Magner and wife, Ricci R. Magner by deed from Fern A. Wilson and Wyatt C. Wilson, Jr., dated April 13, 1992, recorded April 16, 1992, of record in Book 8603, page 69, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 19TH day of July, 19 96.

FRANK J. MAGNER

RICCI R. MAGNER

3253 07/23 3:01 03CHECK 303.15

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared FRANK J. MAGNER AND WIFE, RICCI R. MAGNER, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 17th day of July, 1996.

Notary Public

My Commission Expires: _____

JOHN D. M... NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

My Commission Expires 3-16-99

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $79,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 17th day of July, 1996.

Notary Public

My Commission Expires: _____

JOHN D. ... NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

My Commission Expires 3-16-99

THIS INSTRUMENT PREPARED BY:

Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road
LaVergne, Tennessee 37086

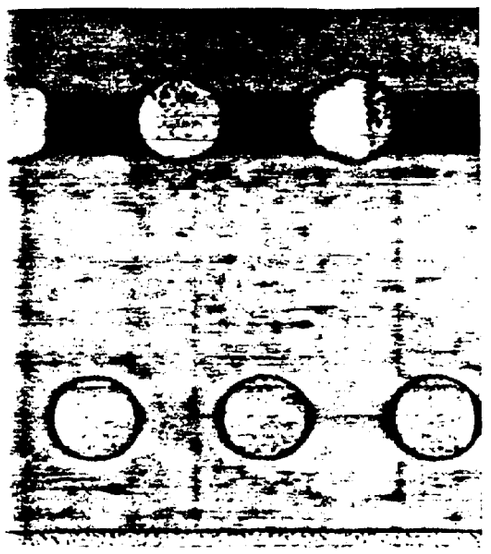
MAP AND PARCEL NUMBERS: Map 162-06 Parcel 295

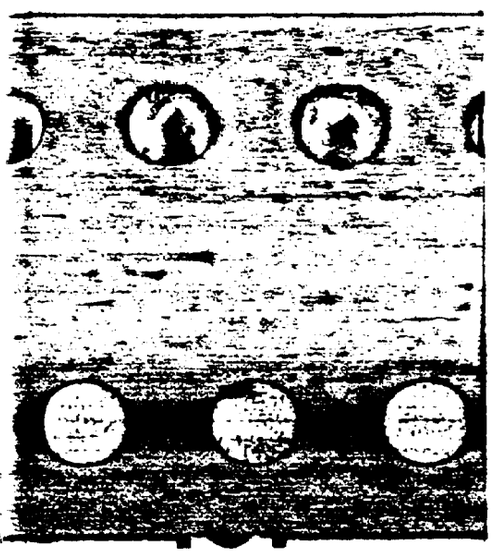
ADDRESS NEW OWNER:

Anthony W. McBroom et ux
173 Ocala Drive
Nashville, TN 37211

SEND TAX BILLS TO:

America's Wholesale
155 North Lake Avenue
Pasadena, CA 91109





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

RECEIVED OF _____

FOR _____

BOOK 10129 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 79500.00
CON TX 294.15
PRFEE 1.00
WDEED 8.00
TOTAL 303.15
CHECK 303.15

07/23/96 01 13:12 0001 8263

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0206378
IDENTIFICATION REFERENCE

96 JUL 23 PM 1:03

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1065894