THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BOOK 10309 PG 386

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 109,000.00

Michael A. Broadwater
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 31st day of December 1996

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MICHAEL A. BROADWATER 1005 Montrose Avenue Nashville, Tennessee 37204	NORWEST MORTGAGE, INC. 405 SW Fifth Street Des Moines, Iowa 55309	MAP 118-1 PARCEL 210

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINE THOUSAND AND NO/100-------- ($ 109,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , KWI, Inc., a Tennessee corporation hereinafter called the Grantor has bargained and sold, and by these presents do transfer and convey unto MICHAEL A. BROADWATER, MARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 138 and the easterly one-half of Lot No. 137 on the Map of Montrose Place as of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

SAID Lot No. 138 and the easterly one-half of Lot No. 137 front together 75.0 feet on the southerly side of Montrose Avenue and extend back 166.5 feet on the westerly line and 168.7 feet on the easterly line to an alley, measuring 75.0 feet thereon.

BEING the same property conveyed to KWI, Inc., a Tennessee corporation, by deed from Kenneth A. Wallace, unmarried, of record in Book 10309 page 384, Register's Office for Davidson County, Tennessee.

This is improved property known as 1005 Montrose Avenue, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT_s_ with the said GRANTEE___ that it is lawfully seized and possessed of said land in fee simple, ha_s_ good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Montrose Place of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

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GRANTOR___ FURTHER COVENANTs__ and bind_s_ its successors and assigns to warrant and forever defend the title to the said GRANTEE___, _his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my__ hand__ on this the __31st__ day of __December___, 19 96, as the duly authorized officer of the corporate party herein.

KWI, Inc.

Kenneth A. Wallace, President

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 _____, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____day of _____ , 19 _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ Kenneth A. Wallace _____ and _____ with whom I am personally acquainted and who upon __his__oath___ acknowledged __himself__ to be the __President_____ and _____ respectively of the __KWI, Inc._____ the within named bargainor, and corporation, and that ___he_____ as such __President_____ 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 __Kenneth A. Wallace_____ as such __President_____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this __31st__day of __December___, 19 96.

My Commission Expires: November 22, 1997

Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

1633 01/03 0101 03CHECK 412.30

97 JAN -3 AM 8:23

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

026165

IDENTIF. → REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10309 PG 388

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 109000.00
CON TX 403.30
PRFEE 1.00
WDEED 8.00
TOTAL 412.30
CHECK 412.30

01/03/97 01 08:23 0001 1633

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0261165
IDENTIF. ↑ REFERENCE

97 JAN -3 AM 8:23

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

No. 1104178