BOOK 11241 PAGE 806

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December 19 98

KAREN L. WILLIAMSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: 12/6/99
(AFFIX SEAL)

MAD

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associate, 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-0431

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew J. Broderick (NAME)	Franklin American Mortgage (NAME)	86-9-52
3613 Pierside Drive (ADDRESS)	214 Overlook Court, Ste.150 (ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, John W. Chamberlain and Pamela R. Chamberlain, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew J. Broderick and Cathey M. Broderick, husband and wife

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. 59, on the plan of Section Three, Lakeside Woods Estates, of record in Plat Book 7900, Pages 218, 219 and 200, Register's office for Davidson County, to which plan reference is hereby made for a more complete description.

Being that same property conveyed to John W. Chamberlain by deed from Mark Tolkacz and wife, Kimberly Tolkacz of record in Book 9933, page 470, said Register's Office.

Pamela R. Chamberlain, wife of John W. Chamberlain, joins into this instrument for the sole purpose of conveying all interest she may have in the aforedescribed real property by virtue of her marriage.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

98 DEC -8 AM 10:49
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
052161

unimproved ( )
This is improved (X) property, known as 3613 Pierside Drive, Hermitage, Tennessee 37076
(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 & this 2nd day of December, 19 98

John W. Chamberlain

Pamela R. Chamberlain

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STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Chamberlain and Pamela R. Chamberlain, husband and wife

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 2nd day of December 19 98.

Commission expires 12/6/99

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

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

_____
Notary Public

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WARRANTY DEED

FROM

John W. Chamberlain and Pamela R. Chamberlain, husband and wife

TO

Andrew J. Broderick and Cathey M. Broderick, husband and wife

RETURN TO:

Wilson & Weiss Title Associate
7100 Executive Center Dr. #150
Brentwood, TN 37027

7189 12/08 0101 03CHECK 403.13

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11241 PAGE 809

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	104900.00
			MOR TX	388.13
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	403.13
			CHECK	403.13

12/08/98 01 10:50 0001 7189

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

052216I
IDENTIF. ↑ REFERENCE

98 DEC -8 AM 10:49

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1382180