This Instrument Prepared By:
Brokers Escrow Services, Inc.
P. O. Box 140255
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

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ADDRESS NEW OWNER:
DANNY W. TROUTT and DOUGLAS C. HERD, SR.
2419 Dundee Lane
Nashville, Tennessee 37214

SEND TAX BILL TO:
To Mortgagee

MORTGAGEE:
MOLTON, ALLEN & WILLIAMS MORTGAGE CO. LLC
1000 Urban Center Drive, Suite 500
Birmingham, AL 35242

MAP 071 12-0
PARCEL 064.00

RECEIVED
DAVIDSON COUNTY TN.
REGISTER
DEC 3 PM 2:50

06637766

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, **JIMMY V. BROADBENT and wife, BARBARA A. BROADBENT,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **DANNY W. TROUTT, married, and DOUGLAS C. HERD, SR., married,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 165 on the Plan of Sunset View, Section I, as of record in Book 2331, Page 100, Register's Office for said County.

Said lot fronts 85 feet on the Southerly side of Dundee Lane and runs back 223.3 feet on the Westerly line and 226.9 feet on the Easterly line to a dead line in the rear on which it measures 85 feet.

Being the same property conveyed to Jimmy V. Broadbent and wife, Barbara A. Broadbent by Deed from Artis E. Adams and wife, Nelle R. Adams of record in Book 3464, Page 603, Register's Office for Davidson County, Tennessee.

This is improved property known as 2419 Dundee Lane, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Subject to plan of record in Plat Book 2331, Page 100, Register's Office for Davidson County, Tennessee.
2. Restrictions of record in Book 2492, Page 307 and Book 2492, Page 631; Certification of Correction in Book 2706, Page 333; Setback lines amended in Book 3902, Page 907, Register's Office for Davidson County, Tennessee.
3. Easement of record in Book 6740, Page 997, Register's Office for Davidson County, Tennessee.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTORS do further covenant and bind themselves, their

RECEIPT # 469-06

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.

WITNESS my hand this the 30th day of November, 1999.

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JIMMY V. BROADBENT

BARBARA A. BROADBENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **JIMMY V. BROADBENT and BARBARA A. BROADBENT,** 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 office this 30th day of November, 1999.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: February 3, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $123,800.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of November, 1999.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: February 3, 2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

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0663766
INSTRUMENT REFERENCE

99 DEC -3 PM 2:50
REGISTER
DAVIDSON COUNTY, TN.

CASH	
	123800.00
CO TX	458.06
PRFEE	1.00
MTGEED	8.00
CFEE	2.00
TOTAL	469.06
CHECK	469.06

12/03/99 01 14:51 0001 8143

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1545733