RECORD AND RETURN TO;
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENWOOD, TN 37027
01TN00731

Davidson County DEEDWARR
Recvd: 07/11/01 11:23 2pgs
Fees:13.00 Taxes:214.60
20010711-0073880

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Janice Rodriguez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JULY, 2001.

Stella G. Jenkins
Notary Public

MY COMMISSION EXPIRES: _____

STELLA G. JENKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN 25

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY, BRENTWOOD, TN 37027

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER
Janice Rodriguez	SAME	Map 119-1
303 Oriel Avenue		Parcel 373
Nashville, TN 37210		

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, BRENDA FAYE BROADBENT and WILLIAM ARNOLD PATE, both married, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto JANICE RODRIGUEZ, a married person, hereinafter called the grantee, her 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. 87 on the Map of Overhill City and W. H. Fox Subdivision of Certain Blocks in Cumberland Nurseries Subdivision, as of recor din Book 332, page 21, Register's Office for said County.

Said Lot No. 87 fronts 50 feet on the southerly side of Oriel Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Brenda Faye Broadbent and William Arnold Pate by deed from David S. Pate, dated September 29, 1997 and recorded in Book 10654, page 266, said Register's Office.

Robert Carl Broadbent, the spouse of Brenda Faye Broadbent, joins in this conveyance for the purpose of conveying any and all marital rights he may have in and to said property.

Christi A. Pate, the spouse of William Arnold Pate, also joins in this conveyance for the purpose of conveying any and all marital rights he may have in and to said property

This conveyance is made subject to any and all recorded and unrecorded covenants, conditions and restrictions and any plat which may be of record.

Unimproved ( )
This is improved (X) property known as: 303 Oriel Avenue, Nashville, TN 37210.

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, her heirs and assigns forever, and we do covenant with the said GRANTEE 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 GRANTEE, her 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 hands this 6th day of July, 2001.

Brenda Faye Broadbent
BRENDA FAYE BROADBENT

William Arnold Pate
WILLIAM ARNOLD PATE

Robert Carl Broadbent
ROBERT CARL BROADBENT

Christi A. Pate
CHRISTI A. PATE

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 BRENDA FAYE BROADBENT, ROBERT CARL BROADBENT, WILLIAM ARNOLD PATE AND CHRISTI A. PATE, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 6TH day of July, 2001.

Steven G. Jenkins
Notary Public

My Commission Expires:

STELLA C. HAYNES NOTARY PUBLIC AT LARGE TENN