Davidson County DEEDWARR
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Fees:13.00 Taxes:608.65
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NEW OWNER:	SEND TAX BILLS:	PREPARED BY:
Alvin M. Filson 1344 Bidwell Road Joelton, TN 37080	Same	WALTER H. STUBBS Attorney at Law 554 West Main Street Gallatin TN 37066

Map 19-014.00-088.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUDY B. PREGEL, Executrix of the Estate of CLARK BLANTON BROYLES**, having been so appointed by Order Admitting Will to Probate, Rule No. 01P-816 in the Probate Court for Davidson County, Tennessee, and as authorized by Article III of the Last Will and Testament of **CLARK BLANTON BROYLES**, has this day bargained and sold and by these presents does hereby transfer and convey unto **ALVIN M. FILSON and wife, HEATHER J. FILSON,** as tenants by the entirety, their heirs and assigns, the following described tract of land, to wit:

> LAND in the 14th Civil District of Davidson County, Tennessee, being Tract No. 61 on a survey of Division No. 2, H. T. Hays Tract, described according to a survey made by D. E. Boner and E. Medlin, December 20, 1963, as follows:
>
> BEGINNING at a point in the northeast margin of Bidwell Road, 5842 feet, from the margin of Old Clarksville Pike; thence North 59 deg. East 543.2 feet to a point; thence South 2 deg. 45 min. West 228.07 feet to a point; thence South 59 deg. West 417.0 feet to a point in the northeast margin of Bidwell Road; thence with the margin of said Road, North 31 deg. West 190 feet to the point of beginning, containing 2.0 acres, more or less.
>
> BEING the same property conveyed to Clark B. Broyles and wife, Morine Broyles from Hoyt Walker and wife, Myrtle Walker by deed of record in Book 4974, page 667, Register's Office of Davidson County, Tennessee. Morine Broyles died on July 23, 1996, leaving Clark B. Broyles sole owner by right of survivorship. Clark B. Broyles died on April 29, 2001. Clark B. Broyles and Clark Blanton Broyles are one and the same person. The said Clark Blanton Broyles having died *testate pursuant to Will of Record in Probate Case #01P-816.

TO HAVE AND TO HOLD said tract or parcel of land together with all improvements thereon and the appurtenances thereunto belonging, unto the said Grantees, their heirs and assigns, in fee simple forever.

GRANTOR COVENANTS that Grantor is lawfully seized and possessed of said real estate, has full power to sell and convey the same; that the title thereto is free, clear

*Judy B. Pregel having been given power and authority to sell said real estate.

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(615) 452-5537

and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

Taxes for the year 2002 to be prorated and paid by Grantees.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 31 day of January 2002.

Judy B. Pregel, Executrix

JUDY B. PREGEL, Executrix

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, **JUDY B. PREGEL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the Executrix of **Estate of Clark Blanton Broyles**, Bargainor, and that she as such Executrix executed the foregoing instrument for the purposes therein contained by signing the name of the Bargainor as such Executrix.

WITNESS my hand and seal this 31 day of January 2002.

NOTARY PUBLIC

D. TODD SHOLAR NOTARY PUBLIC AT LARGE MY COMM. EXP. 9-28-02 DAVIDSON COUNTY, TENN.

My Commission Expires: ___/___/___.

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of this property transferred, whichever is greater, is $164,500.00, which amount is equal to or greater than the amount which the property conveyed will command at a fair, voluntary sale.

AFFIANT

Sworn to and subscribed before me this 31 day of January 2002.

NOTARY PUBLIC

D. TODD SHOLAR NOTARY PUBLIC AT LARGE MY COMM. EXP. 9-28-02 DAVIDSON COUNTY, TENN.

My Commission Expires: ___/___/___.

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