Davidson County DEEDWARR
Recvd: 07/29/02 09:13 2pgs
Fees:13.00 Taxes:462.50
20020729-0090338

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
311 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE 37209
MCTE00000214

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by C. PRESTON BROACH and wife, LYNN M. BROACH, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, WAYNE P. GALLAVIN, TRUSTEE, OF THE CANTERBURY LANDTRUST #101, have bargained and sold, and by these presents do transfer and convey unto the said C. PRESTON BROACH and wife, LYNN M. BROACH, their heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 306 on the Plan of Huntington Park, Section IV, as of record in Book 4460, Page 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to WAYNE P. GALLAVIN, TRUSTEE, OF THE CANTERBURY LANDTRUST #101 by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, of record in Instrument No. 20020626-0076828, 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 C. PRESTON BROACH and wife, LYNN M. BROACH, their heirs and assigns, forever. And I do covenant with the said C. PRESTON BROACH and wife, LYNN M. BROACH, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said C. PRESTON BROACH and wife, LYNN M. BROACH, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 23rd day of July, 2002.

WAYNE P. GALLAVIN, TRUSTEE, OF
THE CANTERBURY LANDTRUST #101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **WAYNE P. GALLAVIN, TRUSTEE, OF THE CANTERBURY LANDTRUST #101,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 23rd day of July, 2002.

NOTARY PUBLIC

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 10-13-04

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $125,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 23 day of July, 2002.

NOTARY PUBLIC

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 10-13-04

MAP 161-07
PARCEL 76.00

ADDRESS OF NEW OWNERS:
C. PRESTON BROACH and wife,
LYNN M. BROACH
606 Toby Lynn Circle
Nashville, TN 37211

SEND TAX BILLS TO:

America's Wholesale Lender
750 Old Hickory Blvd, #180
Brentwood, TN 37027