This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Todd M. Broadbent
5312 Mast Point
Hermitage, Tennessee 37076

Davidson County DEEDWARR
Recvd: 08/29/02 14:59 2pgs
Fees:13.00 Taxes:732.60
20020829-0104901

SEND TAX BILL TO:
Same as mortgagee

MAP 98
GROUP 90A
PARCEL 104CO

MORTGAGEE:
Provident Funding Assoc, LP
3505 Koger Blvd #355
Duluth, GA 30096

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 and sufficiency of which are hereby acknowledged, **J. Thomas Woodliff, III and wife, Karen Ann Woodliff** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Todd M. Broadbent and wife, Rachel E. Broadbent**, 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:

> Land in Davidson County, Tennessee, being Lot No. 187 of Plan of Lakeshore Subdivision, Phase Three-A, of record in Plat Book 7900, page 516, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to J. Thomas Woodliff, III and wife, Karen Ann Woodliff by deed from Frank Batson Homes, Inc. of record in Book 9199, page 807, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2002 and subsequent years.

This is improved property known as 5312 Mast Point, Hermitage, Tennessee 37076.

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 the same is unencumbered, unless otherwise herein set out; and, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 26th day of August, 2002.

J. Thomas Woodliff III

J. Thomas Woodliff, III

Karen Ann Woodliff

Karen Ann Woodliff

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **J. Thomas Woodliff, III and wife, Karen Ann Woodliff**, 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 this 26th day of August, 2002.

Kate M. Loffi

NOTARY PUBLIC

My Commission Expires:

ROBERT N. LOFFI NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $198,000.00.

Rachel E. Broadbent

AFFIANT

Subscribed and sworn to before me on this 26th day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 1-23-06

NOTARY PUBLIC AT LARGE TENN.