WARRANTY DEED

B-UTC-02-4550

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Janet P. Bell
Affiant

Subscribed and sworn to before me, this 30th DAY OF August, 2002.

Notary Public

MY COMMISSION EXPIRES: 9-28-2002

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet P. Bell	National Bank of Commerce	
455 Westcrest Drive	(NAME) 115 29th Avenue South	161-02-98
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we C. PRESTON BROACH AND WIFE, LYNN M. BROACH, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JANET P. BELL UNMARRIED,, hereinafter called the Grantees, their heirs and assigns, that 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. 24 on the Plan of McMurray Hills, of record in Plat Book 3700, Page 5, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to C. Preston Broach and wife, Lynn M. Broach from Patricia A. Petty by Deed dated August 31, 1993 and filed for record on September 3, 1993 in Book 9071, Page 1, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/04/02 14:52 2pgs
Fees:13.00 Taxes:451.40
20020904-0107121

unimproved ( )
This is improved (X) property, known as 455 Westcrest Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 we do covenant with the said GRANTEES 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 GRANTEES, their 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 my/our hand(s) this 30th day of August, 2002.

C. Preston Broach
C. Preston Broach

Lynn M. Broach
Lynn M. Broach

STATE OF Tennessee

COUNTY OF Davidson

I, Mary Frances Rudy, a Notary Public of the County and State first above written, do hereby certify that C. Preston Broach and wife, Lynn M. Broach personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of August, 2002.

Mary Frances Rudy
Notary Public

My Commission Expires: 9-28-2002

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903