Return to:
Fearnley and Califf, PLLC
211 Donelson Pike, Ste. 2
Nashville, TN. 37214

**This instrument prepared by:**
**Fayette County Title**
**621 S. Broadway**
**Portland, TN 37148**

ADDRESS NEW OWNER:
Brandon Maloney
803 Longhunter Court
Nashville, TN. 37217

SEND TAX BILLS:
Same

Davidson County DEEDWARR
Recvd: 01/29/03 14:49 2pgs
Fees:13.00 Taxes:246.05
20030129-0012423

**Map 135-08-A, Parcel 803.00**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **NANCY J. BROADWAY and husband, DAVID F. BROADWAY, who joins in this execution to convey any marital interest, if any, which he many have in said property,** hereinafter called the Grantors, have bargained and sold the following described property, and by these presents do transfer and convey unto **BRANDON MALONEY, an unmarried person,** the following described property to wit:

Land situated in Davidson County, Tennessee to wit:

Land in Davidson County, Tennessee, being Unit No. 803 of Nashboro Village Nineteen Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5333, page 957, Register's Office for Davison County, Tennessee, and shown on a Plan of record in Book 5200, page 80, said Register's Office.

BEING the same property conveyed to **NANCY J. BROADWAY, an unmarried person,** by Deed of record in **BOOK 9874, PAGE 967**, Register's Office for Davidson County, Tennessee.

Taxes for 2002 are to be paid by the Grantors named herein.

Said conveyance is made subject to Master Deed of record in Book 5333, page 957, Register's Office for Davidson County, Tennessee and to any visible and unrecorded easements, restrictions, building regulations and zoning regulations.

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, his heirs and assigns forever; and the Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, that they have a good right to convey it, and the same is unencumbered, except for the matters as herein set forth, and the Grantors do further covenant and bind themselves, their heirs and/or assigns, to warrant and forever defend the

title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties hereto has duly executed the foregoing on this the 23RD day of December, 2002.

/s/ Nancy J. Broadway
**NANCY J. BROADWAY**

David F. Broadway, by Nancy J. Broadway, as Attorney-in-fact
**DAVID F. BROADWAY,**
**By Nancy J. Broadway, as**
**Attorney In Fact**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public for said County and State, **NANCY J. BORADWAY,** named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 23RD day of December, 2002.

**NOTARY PUBLIC**

JOSHUA R. HOPKINS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

(SEAL)
My Commission Expires: 7/30/06.

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public for said County and State, **DAVID F. BROADWAY,** by **NANCY J. BROADWAY**, with whom I am personally acquainted and who, upon oath, acknowledged herself the be the **Attorney in Fact** for **DAVID F. BROADWAY** as evidenced by Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee and that she executed the within instrument for the purposes therein contained as **Attorney in Fact** for **DAVID F. BROADWAY**.

Witness my hand and seal at office on this the 23RD day of December, 2002.

JOSHUA R. HOPKINS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

**NOTARY PUBLIC**

(SEAL)
My Commission Expires:
7-30-06

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $66,500.00.

JOSHUA R. HOPKINS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

**AFFIANT**

Subscribed and sworn to before me this the 23RD day of December, 2002.

**NOTARY PUBLIC**

(SEAL)
My Commission Expires:
7/30/06.