Return to:
B-3086 Jack Case Wilson
Title Associates ATT: Sam
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

Our File Number: 12932B

MAP/GROUP/PARCEL:
119-12-0/134.00

NEW OWNER'S NAME AND ADDRESS:
LELAND T. BROYLES AND MARILYN A. BROYLES
902 DRUMMOND DRIVE
NASHVILLE, TN 37211

Davidson County DEEDWARR
Recvd: 06/17/03 13:52 2pgs
Fees:13.00 Taxes:407.00
20030617-0083404

SEND TAX BILLS TO:
~~New Owner~~ GMAC Mortgage Corp.
100 Witmer Road, P. O. Box 963, Horsham, PA 19044

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, WILLIAM G. TRAUGHBER and NANCY D. PURDOM and CARNEY R. TRAUGHBER, JR. and SONYA K. GRIFFEY and SARA DYER and SHIRLEY ANN COOK AND NORMA F. SANDERS, hereinafter called Grantors, do hereby transfer and convey unto LELAND T. BROYLES and MARILYN A. BROYLES, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 164 on the Plan of Battlewood, Section 2, as of record in Book 1835, Pages 95 and 96, Register's Office for Davidson County, Tennessee,

SAID Lot No. 164 fronts 100 feet on the easterly side of Drummond Drive and runs back between parallel lines 200 feet to the westerly right-of-way of the N.C. & St. L. Railroad.

The subject property is commonly known as 902 DRUMMOND DRIVE, Nashville, TN 37211.

BEING the same property conveyed to C. R. Traughber and Nettie Mae Traughber herein by deed of record in Book 3220, Page 7, Register's Office for Davidson County, Tennessee, who are both now deceased leaving the Grantors herein as their only heirs.*

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

*C.R. Traughber died intestate in March of 1999, leaving as his only heirs at law his wife and children (See Affidavits of Heirship following) Nettie Mae (Keel) Traughber died in February 2002 leaving a will naming her deceased husband as her heir. Her children took title as her only remaining heirs at law.

See also 20030617008339 6 and 20030617008339 7

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

WILLIAM G. TRAUGHBER

NANCY D. PURDOM
by WILLIAM G. TRAUGHBER, ATTORNEY IN FACT

CARNEY R. TRAUGHBER, JR.
by WILLIAM G. TRAUGHBER, ATTORNEY IN FACT

SONYA K. GRIFFEY
by WILLIAM G. TRAUGHBER, ATTORNEY IN FACT

SARA DYER
by WILLIAM G. TRAUGHBER, ATTORNEY IN FACT

SHIRLEY ANN COOK
by WILLIAM G. TRAUGHBER, ATTORNEY IN FACT

NORMA F. SANDERS
by WILLIAM G. TRAUGHBER, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, WILLIAM G. TRAUGHBER INDIVIDUALLY, AND AS ATTORNEY IN FACT FOR NANCY D. PURDOM and CARNEY R. TRAUGHBER, JR. and SONYA K. GRIFFEY and SARA DYER and SHIRLEY ANN COOK AND NORMA F. SANDERS, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 16th day of OCTOBER, 2002.

NOTARY PUBLIC

My Commission Expires:
4/16/06

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $110,000.00.

AFFIANT

Sworn to and subscribed before me, this the 16th day of October 2002.

NOTARY PUBLIC

My Commission Expires: 4/16/06