Davidson County DEEDWARR
Recvd: 03/05/04 15:25 2 pgs
Fees:13.00 Taxes:493.95

20040305-0025733

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,500.00

Affiant

Subscribed, and sworn to before me, this 2nd DAY OF March, 2004.

Notary Public

LEENA L. O'BRIEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 30, 2006

(AFFIX SEAL)

G-VRE-04-0604

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
Thomas Lee Broadwell	Pinnacle National Bank	
604 Village Trace Court	(NAME) 211 Commerce Street, Suite 300	161-10-B-27
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KEITH SLOCUM AND WIFE JENNA L.SLOCUM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS LEE BROADWELL AND WIFE MELISSA E. BROADWELL, hereinafter called the Grantee(s), 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. 218 on the Plan of Villages of Brentwood, Phase Five, of record in Plat Book 6900, Page 896, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jenna I. Bivens and Keith D. Slocum by Warranty Deed dated 4-9-99 and filed for record on 4-16-99 in Book 11434, Page 254, Register's Office for Davison County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 6158, page 352; Book 6143, page 11; Book 6852, page 497; Book 7834, page 679; and Plat Book 6900, page 896, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 604 Village Trace Court, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 2nd day of March, 2004.

Keith Slocum

Jenna L. Slocum

STATE OF Tennessee
COUNTY OF Davidson

I, John Gleave, a Notary Public of the County and State first above written, do hereby certify that Keith Slocum and wife Jenna L.Slocum personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th day of February, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903