WARRANTY DEED

B-VRE-04-0501

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF March, 2004.

Notary Public

MY COMMISSION EXPIRES: 3-30-04

LAURA SHOUN NOTARY PUBLIC AT LARGE SEAL 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
Mary S. Broadus	~~SAME~~ New Owner (NAME)	
501 Hilson Court (ADDRESS)	(ADDRESS)	161-7-109
Nashville, Tennessee 37211 (CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

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 ALEC W. GRANATH HUSBAND AND WIFE TERESA R. VANHATTEN-GRANATH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY S. BROADUS, 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. 31 on the Plan of McMurray Woods Addition, Section One, of record in Book 4675, Pages 6 & 7, Register's Office for said county, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alec W. Granath and Teresa R. VanHatten, husband and wife, by Deed dated July 13, 1998 and filed for record on July 16, 1998 in Book 11023, Page 875, Register's Office for Davidson County, Tennessee. (Teresa R. VanHatten is now known as Teresa R. VanHatten-Granath).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 501 Hilson 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 9th day of March, 2004.

Alec W. Granath

Teresa R. VanHatten-Granath

Davidson County DEEDWARR
Recvd: 03/12/04 12:28 2pgs
Fees:13.00 Taxes:514.30

20040312-0028695

STATE OF Tennessee

COUNTY OF Davidson

I, , a Notary Public of the County and State first above written, do hereby certify that Alec W. Granath husband and wife Teresa R. VanHatten-Granath personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 9th day of March, 2004.

Notary Public

My Commission Expires: 5/30/04

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903