Davidson County DEEDWARR
Recvd: 05/28/04 15:31 2pgs
Fees:13.00 Taxes:477.30
20040528-0063328

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of May, 2004.

Notary Public

My Commission Expires: 11-22-05

WILLIAMSON CO. TN NOTARY PUBLIC

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
John C. Horrell
6421 Premier Drive
Nashville, Tennessee 37209

SEND TAX BILLS TO:
Synovous Mortgage Corp.
800 Shades Creek Parkway
Birmingham, AL 35209

MAP-PARCEL NUMBERS:
102-040-075.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John D. Broadway, II, married** hereinafter referred to as Grantors, hereby transfers and conveys to **John C. Horrell, unmarried,** hereinafter referred to as Grantees, their heirs and assigns a 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. 724 on the Plan of Charlotte Park, Section 12, as of record in Book 2900, Page 127 and 128, Register's Office for said County.

Beginning at a point in the easterly margin of Premier Drive, at the common corners of Lots 23 and 724; thence in a southeasterly direction along the line between said two lots, 127.0 feet to a point; thence in a southerly direction, South 42 deg. 09' West 117.8 feet to a point in the northerly margin of Mercomatic Drive; thence in a northwesterly direction along said margin of Drive; a distance of 113.9 feet to a point, the beginning of a curve to the right having a radius of 25 feet; thence in a northerly and easterly direction 39.3 feet around said curve to a point in the easterly margin of Premier Drive; thence in a northeasterly direction along said margin of said Drive a distance of 97 feet to a point of beginning.

Being the same property conveyed to John D. Broadway, II by Warranty Deed from Roger D. Becker, of record at Instrument No. 20011231-0145085, Register's Office for Davidson County, Tennessee, dated December 21, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2900, Page 127 and 128, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3821, Page 339, Book 3837, Page 823, Book 3902, Page 965, Book 3963, Page 586, Book 4017, Page 699, Book 4065, Page 67, Book 4235, Page 149, Book 4485, Page 905, Book 4498, Page 209, Book 6265, Page 609, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 6421 Premier Drive, Nashville, Tennessee 37209.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 26th day of May, 2004.

John D. Broadway, II

Megan Elizabeth Broadway

Megan Elizabeth Broadway

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John D. Broadway, II nad, Megan Elizabeth Broadway, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of May, 2004.

Notary Public

My Commission Expires: 11-22-05

WILLIAMSON COUNTY NOTARY PUBLIC

10667-BW