This space for Register's Office:

Davidson County DEEDWARR
Recvd: 06/23/04 09:27 2pgs
Fees:13.00 Taxes:449.55

20040623-0074291

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
114 White Cloud Trail
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Jimmy Bryant and Tangia Bryant
1006 Broadmore Drive
Nashville, TN 37216

SEND TAX BILL TO:
New Owner

Map& Parcel 061-07-0 122.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Mickey Milam, hereinafter called the **Grantors**, do hereby convey unto Jimmy Bryant and wife Tangia Bryant hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Map & Parcel 19-061.07-0-122.00

Land in Davidson County, Tennessee, being Lot No. 11 of Block D on the Plan of Broadmoor, as of record in Book 547, Pages 161 and 162, Register's Office for Davidson Couty, Tennessee.

Being the same property conveyed to Grantor herein by Substitute Trustee's Deed on October 10, 2003 of record in Instrument No. 20031022-0156279, Register's Office for said County.

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

This is improved property known as 1006 Broadmore Drive Nashville, TN 37216

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 10th day of June, 2004.

Mickey Milam

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared mickey milam known to me to be the persons whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 10th day of June. 2004.

Notary Public in and for the
State of Tennessee

CHRIS DELANEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES
JULY 30, 2005

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $12,500.00.

Affiant

Sworn and subscribed before me on June 10, 04.

Notary Public

My Commission Expires: 7/30/05

Rx Date/Time JUN-10-2004(THU) 05:35 6152349047 P.005
Sent By: Serenity Title & Escrow LLC; 6152349047 ; Jun-10-04 6:25PM; Page 5/8