Davidson County DEEDWARR
Recvd: 08/30/04 16:00 4pgs
Fees:23.00 Taxes:1073.00
20040830-0104844

THIS INSTRUMENT PREPARED BY:
BONE McALLESTER NORTON PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Broderick Builders, Inc. 5800 California Avenue Nashville, Tennessee 37209 Attention: John R. Broderick	#131-01-0-0039.00	same

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Jeffrey L. Legwold and wife, Laura F. Legwold** (collectively, the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Broderick Builders, Inc., a Tennessee corporation** (the "Grantee"), its assigns and successors, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road, highway or avenue, open or proposed, in front of or adjoining all or any part of said land, any alley bisecting said land, and any and all strips, gores, or rights-of-way, riparian rights and easements affecting or appurtenant to said land (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B, which is attached hereto and incorporated herein by reference; provided, however, that Grantor makes no covenants or warranties whatsoever with respect to title to any alley bisecting the Property and any land lying in the bed of any streets, roads, highways, or avenues adjoining or abutting the Property or the amount of acreage or square footage contained in the Property.

This is improved property, known as 2324 Castleman Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 27th ay of August, 2004.

GRANTOR:

Jeffrey L. Legwold
By Laura F. Legwold, P.O.A.

Laura F. Legwold

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, with whom I am personally acquainted, Laura F. Legwold (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 27th day of August, 2004.

J. EVAN GOWER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Evan Gower
My Commission Expires
January 26, 2008
STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Laura F. Legwold, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact for Jeffrey L. Legwold and is authorized by Jeffrey L. Legwold to execute this instrument on his behalf.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 27th day of August, 2004.

J. EVAN GOWER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Evan Gower
My Commission Expires
January 26, 2008
STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $290,000.00.

Subscribed and sworn to before me, this the 27th day of August, 2004.

J. EVAN GOWER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Evan Gower
My Commission Expires
January 26, 2008
STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Addition to Lindawood, of record in Book 2854, Page 140, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey J. Legwold and wife, Laura F. Legwold by Warranty Deed from Albert Ray Brinkley and wife, Sara Elizabeth Brinkley of record as Instrument Number 20040604-0066017, Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. Real Property Taxes for 2004 and subsequent years prior to their becoming delinquent.

2. All matter shown on plat of record in Plat Book 2854, Page 140, Register's Office for Davidson County, Tennessee