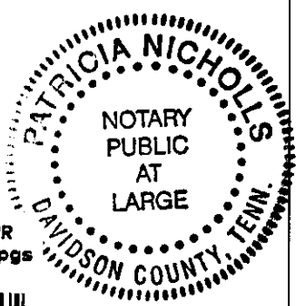
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 12/07/04 15:18 2pgs
Fees:13.00 Taxes:1221.00



20041207-0145930

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2004

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Michael J. Broadwell	New Owner	Map 951
6512 Brownlee Drive		Group 11-0
Nashville, TN 37205		Parcel 067.01

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

SCDB, LLC, a Tennessee Limited Liability Company

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Michael J. Broadwell and wife, Jeanne Broadwell
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being part of Lot Number 2 on the map of Haysboro Subdivision and is more particularly described according to a survey by R.L. Montoya Land Surveying, Inc. dated September 27, 2001 as follows:

Beginning at an iron rod in the westerly margin of Gallatin Pike marking the southeast corner of the Charles Hardiman property as of record in Book 2044, Page 393, R.O.D.C., TN and the northeast corner of this described tract; thence, with said westerly margin of Gallatin Pike South 25 degrees 53 minutes 43 seconds west 3.70 feet to a point; thence, continuing along said margin along a curve to the left having a delta of 6 degrees 56 minutes 22 seconds, a radius of 973.65 feet a tangent of 59.04, and a length of 117.93 feet to a point marking the northeast corner of Pateli, Inc., property as of record in Book 8015, Page 302, R.O.D.C., TN and the southeast corner of this described tract, thence, leaving said margin with the common line of the said Pateli Inc., property, North 71 degrees 02 minutes 35 seconds west 239.00 feet to an iron rod marking the southeast corner of the Arnold Realty Co., Inc. property as of record in Book 4111, Page 509, R.O.D.C., TN and the southwest corner of this described tract; thence with the common line of the said Arnold Realty Co., Inc. property, North 18 degrees 18 minutes 54 seconds East 124.51 feet to a point marking the southwest corner of the said Charles Hardiman property and the northwest corner of this described tract; thence, with the common line of the said Charles Hardiman property, south 70 degrees 18 minutes 22 seconds east 247.99 feet to the point of beginning.

Being the same property conveyed to SCDB, LLC, a Tennessee limited liability company, by deed from Pateli, Inc., a Tennessee corporation, of record in Instrument 20011011-0110765, said Register's Office, dated October 16, 2001.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and paid by the Grantors; (2) Ingress and Egress Easement of record in Instrument 20011011011765 and Gas Easement of record in Book 8799, Page 667, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1252 Gallatin Pike, Madison, TN 37115

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 we do covenant with the said GRANTEES 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 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 3rd day of December, 2004.

SCDB, LLC

BY: _____
Kristie M. Bobal
Member

BY: _____
Teresa H. Hartman
Member

BY: _____
Marylyn P. Hayes
Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kristie M. Bobal, Teresa H. Hartman, and Marylyn P. Hayes with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Members respectively of the SCDB, LLC the within named bargainer, and that they as such Members being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing Kristie M. Bobal, Teresa H. Hartman, and Marylyn P. Hayes as such Members.

Witness my hand and official seal at office at Nashville, TN on this the 3rd day of December, 2004.

My Commission Expires: 01/29/05

Notary Public

