RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 14th day of January, 2005, by and between EUNICE L. BRINKLEY, A WIDOW, hereinafter called Grantor, and RENEE MARGARET, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, EUNICE L. BRINKLEY, A WIDOW, as Grantor, does hereby bargain, sell, transfer and convey unto RENEE MARGARET, UNMARRIED, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, 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 in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 904 BROADMOOR DRIVE, NASHVILLE, TENNESSEE 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

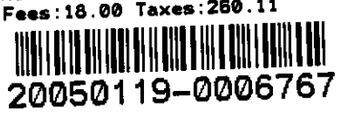
Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Eunice L. Brinkley

EUNICE L. BRINKLEY
Signature of Seller

Davidson County DEEDWARR
Recvd: 01/19/05 13:06 3 pgs
Fees:18.00 Taxes:260.11



20050119-0006767

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, EUNICE L. BRINKLEY, A WIDOW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14TH **day of January, 2005.**

Notary Public

DENISE C. ALLEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

RENEE MARGARET, UNMARRIED

904 BROADMOOR DRIVE
NASHVILLE, TENNESSEE 37216

Property Address:

904 BROADMOOR DRIVE
NASHVILLE, TENNESSEE 37216

Person Responsible for Taxes:

Renee Margaret
822 Horner Avenue
Nashville, TN 37204

Map & Parcel #: MAP 61-7, PARCEL 105

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$70300** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 14TH day of **January, 2005.**

Notary Public

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 03.22.2005

RETURN TO:

MITCHELL A. WATTS, ATTORNEY
2400 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 12 of Block E on the Map of Broadmoor, as of record in Book 547, pages 161 and 162, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 50 feet on the southerly side of Woodruff Drive, now Broadmoor Drive, and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Jack H. Brinkley and wife, Eunice L. Brinkley, by Warranty Deed from Lee Edward Coley and wife, Dorothy W. Coley, of record in Book 9101, page 910, Register's Office for DAVIDSON County, Tennessee. The said Jack H. Brinkley having since died November 17, 2004, property vests solely in Eunice L. Brinkley.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 61-7, PARCEL 105).

2. All matters as set forth on the Plan of Broadmoor, of record in Plat Book 547, pages 161-162, Register's Office for DAVIDSON County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Easement for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4139, page 88, Register's Office for Davidson County, Tennessee.