Davidson County DEEDWARR
Recvd: 02/22/05 13:42 2 pgs
Fees:13.00 Taxes:258.63

20050222-0019183

BOX 9A

WARRANTY DEED

MAXINE RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$,69,900**

Marita Nyandwi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **18th DAY OF FEBRUARY, 2005**

Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 22, 2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARITA NYANDWI	SUNTRUST MORTGAGE INC.	Map 80-7, Parcel 38
(NAME) 3322 PANORAMA DRIVE	(NAME) P. O. BOX 57028	
(ADDRESS) NASHVILLE, TN 37218	(ADDRESS) IRVINE, CA 92619	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Donald Broyles and wife Carolyn Broyles,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINEDAND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marita Nyandwi a married woman,** HEREINAFTER CALLED THE GRANTEE(S), 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. 515 as shown on the Plan of Bordeaux Hills, Section 6, as of record in Book 3842, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description

Being the same property conveyed to Donald Waymond Broyles and wife, Carolyn Leach Broyles, by deed from Metropolitan Development and Housing Agency of record in Book, 7908, page 976, Register's Office for Davidson County, Tennessee.

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/our hand(s) this 18th day of February, 2005.

Donald Broyles, Seller

Carolyn Broyles, Seller

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Donald Broyles and wife Carolyn Broyles**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **18th day of February, 2005**

My Commission Expires: January 26, 2008

Notary Public

DENISE E. COLE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TN

Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203