Davidson County DEEDWARR
Recvd: 12/12/05 15:59 2 pgs
Fees:13.00 Taxes:425.50

20051212-0149280

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027

FROM: Charles P. Broach , Grantor
TO: Tonya Dowell, Grantee

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers Tonya Dowell 1604 17th Avenue North, Nashville, TN 37208	Same as Owner	081-110-283.00

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $115,000.00.

Tonya Dowell
Affiant

Subscribed and sworn to before me this the 30th day of November, 2005.

My commission expires: June 19, 2007

Mary Kemp
NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, I, **Charles P. Broach and Lynn M. Broach**, husband and wife, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Tonya Dowell**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the Southerly one half of Lot Number 376, in McGavock, Wetmore and Others 2nd Addition to Nashville, called the addition to the town of McGavock, as of record in Plat Book 21 at page 41, Register's Office for Davidson County, Tennessee, and described according to a mortgage loan inspection made by John Kohl and Company, dated 02/06/97, License No. 100, whose address is 400 7th Avenue S., Nashville, TN 37203, as follows:

Said southerly one half of Lot No. 376 fronts 50 feet on the Easterly side of 17th Avenue North and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Charles P. Broach by deed, recorded 05/13/2004 in Instrument No. 20040513-0056170, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: **1604 17th Avenue North, Nashville, TN 37208.**

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 30th day of November, 2005.

"GRANTOR"

Charles P. Broach

Charles P. Broach

Lynn M. Broach

Lynn M. Broach

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Charles P. Broach and Lynn M. Broach, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee this 30th day of November, 2005.

My commission Expires: June 19, 2007

Notary Public

{Seal}

RUDICK J. MURPHY, II
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.