Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/05 10:53 3 pgs
Fees:18.00 Taxes:344.10

20051219-0151838

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Terrell A. Broady
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December 2005

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/14/09
NOTARY (AFFIX SEAL)

LAURA A. BEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Hardin Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terrell A. Broady, Sr. (NAME)	same (NAME)	MAP 69
3855 Clarksville Pike (ADDRESS)	(ADDRESS)	PARCEL 36
Nashville, TN 37218 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Sherry L. Cox Nickens and Linda Sue Choate Lichtgarn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terrell A. Broady, Sr. and wife, Byrettia L. Broady

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 a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, according to the survey of Erly J. Thornton, Jr., Registered Land Surveyor, Tennessee License No. 1123, Thornton & Associates, Inc., 1205 South Graycroft Avenue, Madison, Tennessee 37115, Project No. 03-813.

Bounded on the North by the Gus Richards property as of record in Deed Book 8140, page 401, R.O.D.C., TN. Bounded on the East by the westerly margin of Clarksville Pike (U.S. Highway 41A or State Route 12). Bounded on the South by the T. Turner Snodgrass Trustee property as of record in Deed Book 7358, page 358, R.O.D.C., TN. Bounded on the west by the Gus Richards, Jr. property as of record in Instrument No. 200210220129643, R.O.D.C., TN and being more particularly described as follows:

Beginning at an iron pin in the westerly margin of Clarksville Pike, 290.6 feet from the southerly margin of Abernathy Road; thence, with the westerly margin of Clarksville Pike and a curve to the left, said curve having a central angle of 00 deg. 55' 40", a radius of 1467.50 feet, a length of 23.76 feet, and a chord bearing and distance of South 27 deg. 32' 07" East 23.76 feet; thence, continuing with said margin , South 27 deg. 59' 57" East, 458.93 feet, to an iron pin; thence, leaving Clarksville Pike and a common line with

CONTINUED

unimproved ( )
This is improved (X) property, known as 3831 Clarksville Pike, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 13th day of December 2005

Sherry L. Cox Nickens
Sherry L. Cox Nickens

Linda Sue Choate Lichtgarn by By Clay Byrettia in fact
Linda Sue Choate Lichtgarn
By Henry Clay Barry by Power of Attorney of record in Instrument No. 20040607-0066700, Register's Office for Davidson County, TN

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 Sherry L. Cox Nickens

the bargainor she, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of December, 2005.

Commission expires 11/14/09

Laura A. Beasley
Notary Public

LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of .

My commission expires

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On December 13, 2005, before me personally appeared Henry Clay Barry to me known to be the person who executed the foregoing instrument in behalf of Linda S. Choate Lichtgarn and acknowledged that he executed same as the free act and deed of said Linda S. Choate Lichtgarn for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of December, 2005.

My Commission Expires:

11/14/09

LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Laura A. Beasley
Notary Public

LEGAL DESCRIPTION CONTINUATION

the T. Turner Snodgrass, Trustee property as of record in Deed Book 7358, page 358, R.O.D.C., TN, South 84 deg. 55' 54" West 422.96 feet to an iron pin; thence, a common line with the Gus Richards, Jr. property as of record in Instrument No. 200210220129643, R.O.D.C., TN, North 01 deg. 39' 37" West, 432.58 feet to an iron pin; thence, a common line with the Gus Richards property as of record in Deed Book 8140, page 401, R.O.D.C., TN, North 81 deg. 25' 51" East, 209.74 feet to the point of beginning. Containing 139,017 sq. feet or 3.191 acres, more or less.

Being the same property conveyed to Wayne M. McInturff and wife, Emma S. McInturff, an undivided 1/2 interest and James A. Lewis and wife, Hilda M. Lewis, an undivided 1/2 interest from Opal Abernathy Wilson of record in Book 6529, page 121 and the said Wayne M. McInturff having since died 2/23/00 an his interest vested in Emma S. McInturff by estate by the entireties and James A. Lewis and wife, Hilda M. Lewis having conveyed their 1/2 interest to the Estate of Emma S. McInturff, of record in Instrument No. 20040817-0099287., Register's Office for Davidson County, Tennessee. The said Emma S. McInturff having died and her Will probated in the Probate Court for Davidson County, Tennessee, Docket No. 01P-451 and Linda Sue Choate (now Lichtgarn) and Sherry Lynn Cox (now Nickens) being the beneficiaries of said Will.

The legal description is the same as the previous deed of record.