RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 12/28/05 10:10 2 pgs
Fees:13.00 Taxes:580.90
20051228-0155191

WARRANTY DEED

BRADLEY J. HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$157,000.00**.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS October 14, 2005.

NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES MAY 23, 2009

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRANDI BENNETT CARL W. BROEMEL 2306 DEMARIUS DRIVE NASHVILLE, TN 37216	American Home Mortgage 7142 Columbia Gateway Dr. Columbia, MD 21046	**073-05-0-152.00**

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty Seven Thousand Dollars and Zero Cents ($157,000.00)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **James M. Sagorac, Jr., unmarried** , hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **Brandi Bennett and Carl W. Broemel, Jointly** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in **Davidson County, TN**, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Addition No. 3 to Riverwood Heights, Subdivision, of record in Book 2083, Page 16, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James M. Sagorac, Jr., unmarried by Deed from Allison Tara Howland, unmarried by deed dated 8/2/66, of record in Book 4042, Page 815, in the Register's Office for DAVIDSON County, Tennessee.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this October 14, 2005.

James M. Sagorac, Jr.

BY: JENNIFER L. WALLIN, his attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

*** Personally appeared before me, a Notary Public, James M. Sagorac, Jr., being by me and duly sworn (or affirmed) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. ***

WITNESS my hand and seal, this October 14, 2005.

Notary Public

My commission expires: _____

MY COMMISSION EXPIRES MAY 23, 2009

BRADLEY J. HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

*** On this 14th day of October, 2005, before me, appeared Jennifer L. Wallin, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for James M. Sagorac, Jr., and that said instrument was signed in behalf of the said James M. Sagorac, Jr. by] herself as attorney-in-fact.