This space for Register's Office:

Davidson County DEEDWARR
Recvd: 06/05/06 13:15 2 pgs
Fees:13.00 Taxes:380.73

20060605-0066080

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
116 Wilson Pike Circle Ste 251
Brentwood, TN 37027

ADDRESS NEW OWNER:
Randall Moore
321 Hillcrest Drive
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

Map # 52.02-0-235.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, Martha Sue Broadrick and Maymie S. Broadrick hereinafter called the **Grantors**, do hereby convey unto Randall Moore, married hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as being Lot No. 18 on the unrecorded Map of the Subdivision, known as Rainbow Terrace Subdivision, Section IV, as follows:

Beginning at a point in the east margin of Hillcrest Drive, 310 feet more or less, south from a concrete monument set at the beginning of a curve into Yowell Avenue, being the common corner of Lot Nos. 18 and 19; thence with the line between said lots, easterly 412.2 feet to a point; thence southerly 112.1 feet to a corner of Lot No. 17; thence with the line between Lot Nos. 17 and 18, westerly 405.5 feet to the east margin of Hillcrest Drive; thence with the margin of same northerly 112 feet to the point of beginning.

Being the same property conveyed to Martha Sue Broadrick and Maymie S. Broadrick as Joint Tenants, both unmarried on May 29, 1998 by Warranty Deed of record in Book 10970, Page 880, Register's Office for said County. This instrument is executed by Martha Sue Broadrick on behalf of Maymie S. Broadrick by virtue of Power of Attorney recorded simultaneously herewith in Instrument ✓, Register's Office for said County.

✓ 20060605-0066079

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This is improved property known as 321 Hillcrest Drive Madison, TN 37115

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 18 day of May 2006.

Martha S. Broadrick

Maymie S. Broadrick by Martha Broadrick ATA
Maymie S. Broadrick by Martha S. Broadrick by Power- of-Attorney in fact

State of Tennessee
County of Davidson

On this 18th day of May 2006, before me personally appeared Martha S. Broadrick who executed the foregoing instrument on behalf of Maymie S. Broadrick, and acknowledged that he/she executed the same as the free act and deed of Maymie S. Broadrick through Power of Attorney granted her

Notary Public in and for the
State of Tennessee
Commission Expires: 6-22-08

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TN

STATE OF TENNESSEE
COUNTY OF Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $102,900.00

Affiant

Sworn and subscribed before me on May 18, 2006.

Notary Public

My Commission Expires: 6-22-08

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TN