Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $158,500.00

Affiant

Subscribed and sworn to before me, this 2nd day of ~~September~~ October, 2006.

Notary Public
My commission expires: 5/3/2010

JENNIFER L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

05-0609-63133

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew A. Kingsbery 1856 Merritt Drive Old Hickory TN 37138	NEW OWNER	053-06-0-B-140.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gary Richard Broussard, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Andrew A. Kingsbery, unmarried, hereinafter called the Grantees, their successors 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. 64, on the Plan of Phase 4B, Waterford, of record in Book 7900, Page 770, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gary Richard Broussard by deed from William D. Ferguson and wife, Tonya B. Ferguson, dated 9/24/2003 of record in Instrument No. 20030924-0141870, Register's Office for Davidson County, Tennessee.

Beth Broussard, spouse of Gary Richard Broussard, joins in the execution of this instrument to convey her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1856 Merritt Drive, Old Hickory, TN 37138.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 10/05/06 09:39 2 pg
Fees:13.00 Taxes:586.45
20061005-0123683

WITNESS my hand this 29th day of September, 2006.

Gary Richard Broussard

Beth Broussard

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gary Richard Broussard and Beth Broussard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 29th day of September, 2006.

Katherine Lee

State of Tennessee at Large

My Commission expires 9/22/07

