OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

Davidson County DEEDWARR
Recvd: 12/28/06 11:30 2 pg
Fees:13.00 Taxes:391.83

20061228-0160161

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,900.00

Terrell A. Broady
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2006

Mandy K. Pirk
NOTARY PUBLIC

My Commission expires:
11-28-10

MANDY K. PIRK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
TERRELL BROADY and BYRETTIA BROADY	SAME	Map:118-1-161 Parcel:
(NAME) 3855 Clarksville Pike	(NAME) 3855 Clarksville Pike	Map: Parcel:
(ADDRESS) Nashville TN 37218	(ADDRESS) Nashville TN 37218	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 06110164

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JOHN JENNINGS, ADMINISTRATOR OF THE ESTATE OF SARA JOHNSON

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

TERRELL BROADY and wife, BYRETTIA BROADY

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Map of Dr. L. G. Noel's Second Subdivision of Idlewood, as of record in Book 332, page 77, Register's Office for said County.
Said Lot No. 65 fronts 50 feet on the northerly side of Paris Avenue, formerly Pope Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property erroneously conveyed to CLARENCE T. JOHNSON, III, by deed from SARAH LEE JOHNSON, UNMARRIED, DEVISEE UNDER THE WILL OF ELIZABETH MENZIES, A/K/A ELIZABETH MCCLELLEN MENZIE, of record in Book 7351, page 11, dated August 31, 1987, said Register's Office. Further reference is made to affidavit of record as Instrument No. 20061228-0160160, said Register's Office.

This is improved property known as 1110 PARIS AVENUE, Nashville, Tennessee 37204

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 28th day of December, 2006.

THE ESTATE OF SARA JOHNSON

By: John Jennings, Administrator of the Estate of Sara Johnson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John Jennings, Administrator of THE ESTATE OF SARA JOHNSON the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 28th day of December, 2006.

NOTARY PUBLIC

My Commission expires: 11-22-10

BRANDY K. PIRK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010