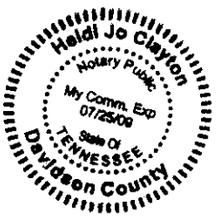
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Verl Broad
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2007.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: 7-25-09
(AFFIX SEAL)

BOX 13
13059

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roosevelt Broadnax Jr.	People's Home Equity, Inc. ~~Roosevelt Broadnax Jr.~~	136-3A-50
(NAME) 4000 Anderson Road	(NAME) 4300 Sidco Drive Ste 200 ~~4000 Anderson Road Unit 50~~	
(ADDRESS) Nashville, Tennessee 37217	(ADDRESS) Nashville TN 37204 ~~Nashville, TN 37217~~	
(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, Phillip H. Miller, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roosevelt Broadnax Jr. and wife, Verline Broadnax, 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:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 50, Building No. 7, in a Horizontal Property Regime located on the plat of Priest Lake Park Condominium Townhouses, Phase 1, as of record in Book 4460, Page 88, Register's Office for said County, to which reference is here made.

Being the same property conveyed to Phillip H. Miller, unmarried, by deed of record in Instrument No. 20040916-0111600, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Phillip H. Miller by E. David Jarrett as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20070329003762 2 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4000 Anderson Road Unit 50, Nashville, TN 37217

(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.

Davidson County DEEDWARR
Recvd: 03/29/07 12:41 2 pgs
Fees:13.00 Taxes:340.40
20070329-0037623

Witness my hand this 23rd day of March, 2007.

Phillip H. Miller by E. David Jarrett

Phillip H. Miller by E. David Jarrett, his Attorney-in-Fact his attyin fact

STATE OF TENNESSEE

COUNTY OF ~~RUTHERFORD~~ Davidson

On this the 23rd day of March, 2007, before me personally appeared E. David Jarrett, the person who executed the foregoing instrument on behalf of Phillip H. Miller and who acknowledged that he executed the same as the free act and deed of the said Phillip H. Miller, through Power of Attorney granted he by the said Phillip H. Miller.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of March, 2007.

Commission expires: ~~2/22/2010~~ 72509

Heidi Jo Clayton

Notary Public

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State of TENNESSEE Davidson County