Box 8

Davidson County DEEDWARR
Recvd: 04/12/07 12:18 2 pg
Fees:13.00 Taxes:973.10

20070412-0044068

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$263,000.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of April, 2007.

Notary Public

My commission expires: 3-20-2010

(AFFIX SEAL)

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Gregory J. Broughton** | SunTrust Mortgage Inc. | **147 05 128.00** |
| **309 Fieldcrest Drive** | P.O. Box 79041 | |
| **Nashville, TN 37211** | Baltimore, MD 21279 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**The FGF Group, LLC, a TN limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Gregory J. Broughton and wife, Elizabeth M. Broughton**

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:

**Lot 492 on the Map of Section Six of Crieve Hall Estates of record in Book 2331, Pages 1 & 2, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.**

**Being all of the same property conveyed to FGF Group, LLC, a Tennessee limited liability company by deed from Earnest H. Bynum of record in Instrument No. 20060908-0111253, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to taxes for 2007 and subsequent years; The Plan, with owner's certificate of record in Book 2331, Pages 1 and 2, said Register's Office, which plan shows a 60 foot minimum building setback line from Fieldcrest Drive and a 10 foot easement for public utility purposes along the rear line of said lot and a 2.5 x 20 foot utility anchor easement located on the northwesterly front corner of said lot; any easements of record; Restrictive Covenants of record in Book 2332, Page 92, Register's Office for Davidson County, Tennessee.**

This is improved (_X_) Unimproved (____) property, known as **309 Fieldcrest Drive, Nashville, TN 37211**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 my/our hand(s) this 10th day of April, 2007.

**The FGF Group, LLC**

**By: Charles M. Jones, Member**

**By: John C. Risley, Member**

**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Charles M. Jones, Member of The FGF Group, LLC, a Tennessee limited liability company,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be a Member of The FGF Group, LLC, a Tennessee limited liability company, the within bargainor, and limited liability company, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said Charles M. Jones, Member of The FGF Group, LLC, a Tennessee limited liability company.

**Witness my hand and official seal, at office at Brentwood, Tennessee on this** 10th **day of April, 2007.**

_____
**Notary Public**




**My Commission Expires:** 1.26.08

**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **John C. Risley, Member of The FGF Group, LLC, a Tennessee limited liability company,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be a Member of The FGF Group, LLC, a Tennessee limited liability company, the within bargainor, and limited liability company, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said John C. Risley, Member of The FGF Group, LLC, a Tennessee limited liability company.

**Witness my hand and official seal, at office at Brentwood, Tennessee on this** 10th **day of April, 2007.**

_____
**Notary Public**




**My Commission Expires:** 1-26-08