Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

39-B
File #07-1180

Davidson County DEEDWARR
Recvd: 06/07/07 12:00 2 pgs
Fees:13.00 Taxes:962.00
20070607-0068387

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kevin Maas and wife, Yuki Maas**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey B. Broadus and Carol J. Broadus, husband and wife, and Matthew R. Broadus, unmarried, joint tenants with right of survivorship**, hereinafter called the Grantee, Grantee's 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 part of an unnumbered block at the northeast corner of 51st Avenue, North, and Wyoming Avenue, on the Plan of Charlotte Park of record in Book 57, pages 102 and 103, revised in Book 421, pages 17 and 18, where it is shown as part of Block 25, Revised Plan of West Extension of Charlotte Park (Wyoming Avenue was formerly known as Sixth Avenue and 51st Street was formerly known as Tenth Street) Register's Office for said County.

Said part of said block fronts 50 feet on the north side of Wyoming Avenue and extends back between parallel lines, along the east margin of 51st Avenue, North 150 feet to an alley.

Being the same property conveyed to Kevin Maas by deed from Philip Alan Maas and Justine Antonia Maas, Trustees, dated 12-1-05 of record in Inst. No. 20051215-0150470, Register's Office, Davidson County, TN. Yuki Maas, spouse of Kevin Maas, joins in this conveyance to convey any and all martial interest she may have in said property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5010 Wyoming Avenue, Nashville TN, 37209.

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. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants 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. 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 THE EXECUTION HEREOF this 31st day of May, 2007

Kevin Maas by Scott Troxel Atty. in Fact
Kevin Maas
By Scott Troxel, Atty. in fact

Yuki Maas by Scott Troxel Atty in Fact
Yuki Maas
By Scott Troxel, Atty. in fact

State of Tennessee)
County of Davidson)

On this the 31 day of May, 2007, before me personally appeared Scott Troxel, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kevin Maas acknowledged that such person executed the same as the free act and deed of Kevin Maas.

Notary Public

My commission expires: 7-25-09

State of Tennessee)
County of Davidson)

On this the 31 day of May, 2007, before me personally appeared Scott Troxel, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Yuki Maas acknowledged that such person executed the same as the free act and deed of Yuki Maas.

Notary Public

My commission expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 260,000.00.

Affiant

Sworn and subscribed before me on this the 31st day of May, 2007.

Notary Public

My Commission Expires: 2-24-09

CONNIE HOOPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

NEW OWNER:
Jeffrey B.Broadus
5010 Wyoming Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
owner

TAX MAP-PARCEL #:
103 03 0 118.00