THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard
Brentwood, TN 37027

SEND TAX BILLS TO:
Terrell Broady and Byrettia Broady
3855 Clarksville Pike
Nashville, TN 37218

Davidson County DEEDWARR
Recvd: 06/21/07 11:37 2 pgs
Fees:13.00 Taxes:444.00
20070621-0074212

MAP PARCEL NUMBERS
69-0-32.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 12th day of June, **2007**, by and between **Charles S. Huddleston, married** party of the first part, and **Terrell Broady and Byrettia Lawrence Broady, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$120,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Being Lot No. 1 on the Ben E. Hurt Subdivision, as of record in Plat Book 6050, Page 547, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Ben E. Hurt and wife, Imogene Abernathy Hurt by deed from Lula Sanders Abernathy, Oliver H. Abernathy, Jr., and Opal Abernathy Wilson, of record in Book/Instrument No.2858, page 560, Register's Office, Davidson County County, Tennessee, dated 9/22/58 and recorded 12/16/58.

BEING the same property conveyed to Charles S. Huddleston, a married man by deed from Oliver H. Abernathy, Jr., Executor of the Estate of Olive Imogene Hurt, of record in Book/Instrument No.20070109-0003826, Register's Office, Davidson County County, Tennessee, dated 1/4/07 and recorded 1/9/07.

The above referenced property is not and has never been the primary residence of the Grantor or the Grantor's spouse.

The above referenced unimproved property is also known as 3849 Abernathy Road, Nashville, TN 37218.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Charles S. Huddleston

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles S. Huddleston, married** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 12th day of June, **2007**.

My commission expires 2/27/10

Notary Public

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$120,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12th day of June, **20**07

NOTARY PUBLIC
My Commission Expires: 2/27/10

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

PROPERTY ADDRESS:
3849 Abernathy Road
Nashville, TN 37218

Name and Address of New Owner:
Terrell and Byrettia Broady
3855 Clarksville Pike
Nashville, TN 37218