Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Terrell Broady 4913 Clarksville Pk. Whites Creek TN 37189	Same	Southeast Title 907 Rivergate Parkway S-B-1 Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me on 08/03/07.

Notary Public

My Commission Expires: 5/23/11

Map & Parcel No.
48-18

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires May 23, 2011

Davidson County DEEDWARR
Recvd: 08/13/07 09:57 4 pgs
Fees:23.00 Taxes:1110.00
20070813-0096384

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Judy Elaine Graves as the Executrix of the Estate of Mattie Lou Graves Horsley, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Terrell Broady and wife, and Byrettia Broady, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Property commonly known as: 4913 Clarksville Pk., Whites Creek, TN 37189 County of Davidson

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 14th Civil District of said County and State, described as follows, to-wit:

Beginning at a stone the East corner of tract No. 3; thence S. 25 E. 3.52 poles to a stone with Beech pointer; thence S. 19 E. 14.50 poles to stone; thence S. 33-1/2 E. 24 poles to a stone, Blankenship's East corner, and beginning corner of tract No. 4; thence S. 61 E. 3.52 poles to a point in center of Dry Fork Road; thence S. 81 E. 34 poles to center of said road; S. 61 E. 9.48 poles to a point in center of said road, this being the N.E corner of tract No. 4 thence N 3 E. 168 poles to a stone; thence S. 88-1/4 E. 6 poles to an old stone corner in Hill's line; thence with Hill's line N. 2 E. 17.20 poles to a Cedar; thence S. 70 W. 21.80 poles to a stone in wire fence row; thence S. 42-1/2 W. 15.24 poles to a small ash; thence S. 56-1/2 W. 14.40 poles to a stone at corner of wire fence; this being the N. W. corner of tract No. 3; thence S. 3-3/4 W. 34.52 poles to a Hackberry, this being the N. E. corner of tract No. 3; thence S. 39-1/2 W. 60.40 poles to a large Cottonwood;

JEG as the Executrix of the estate of MLGH

thence S. 10-3/4 E. 24.84 poles to a point near creek; thence S. 44-3/4 W. 7 poles to the point of beginning, containing 53.97 acres more or less.

There is included in the above description but expressly excluded there from the following described property:

Lot No. 2 in Division of South portion of G. Henry Graves Tract in 14th Civil District, Davidson County, Tennessee, described as follows:

Beginning at a stake in southerly margin of Highway 112, being the northwest corner of Lot 1 in division of south portion of Graves tract, and running thence with the westerly line of Lot No. 1 S. 20 deg. 45' W. 750 feet to a point in center of Dry Fork Road, the Southwest corner of lot No. 1; thence with the center line of Dry Fork Road N. 81 deg. W. 45 feet to point; thence N. 61 deg. W. 140 feet to stone, Blankenship's east corner; thence with Blankenship's line north 33 deg. 30' W. 396 feet; thence N. 19 deg. W. 239 feet to stone with beech pointer; thence N. 25 deg. W. 58 feet to stone; thence N. 44 deg. 45' E. 115 feet to point near Dry Fork Creek; thence N. 10 deg. 45' W. 375 feet to Cottonwood; thence N. 36 deg. W. 100 feet to point in southerly margin of Highway 112; thence with southerly margin of said Highway 112 S. 51 deg. E. 335', S. 53 deg. E. 100', S. 54 deg. 30' E. 120', S. 55 deg. 15' E. 300' to beginning, containing 10.73 acres.

Being the same property conveyed to Fred R. Graves and wife, Mattie Lou Graves by deed from Fred R. Graves dated 1/4/65, recorded on 1/7/65 and filed of record in Book 3848, page 597, said Register's Office.

The said Fred Richmond Graves having since deceased on 1/8/68 leaving his wife, Matti Lou Boehms Graves Horsley his solely heir.

The said Matti Lou Boehms Graves Horsley having since deceased on 7/10/06 leaving James Henry Graves, Mary Ann Graves Dudley, and Judy Elaine Graves her solely heirs.

Pursuant to Last Will in Probate record No. 06P-1224.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 4913 Clarksville Pk., Whites Creek, TN 37189.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 08/03/07.

JLG as the Executrix of the estate of MLGH

Judy Elaine Graves as the Executrix of the Estate of Mattie Lou Graves Horsley

Judy Elaine Graves as the Executrix of the Estate of Mattie Lou Graves Horsley

Judy Elaine Graves, individual

Judy Elaine Graves Invidivual

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Judy Elaine Graves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this the 3rd day of August, 2007.

Notary Public

John B. Gregory
State of Tennessee Notary Public
Davidson County

My Commission Expires: 11/14/09

STATE OF TENNESSEE
County of DAVIDSON

Before me, the undersigned, of the Sate and County aforesaid, personally appeared Judy Elaine Graves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be the Executrix of The Estate of Mattie Lou Graves Horsley, and that she as such Executrix, executed the foregoing instrument for the purpose therein contained, by signing the name of The Estate of Mattie Lou Graves Horsley by herself as such Executrix.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of August, 2007.

Notary Public

My Commission expires: 11/14/09

John B. Gregory
State of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, Shelly M Bentley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Shelly M Bentley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7/25/09

Notary's Seal (If on paper)

Dellana Lowrimore
State of Tennessee Notary Public
Davidson County