NAME AND ADDRESS OF NEW OWNER:
Matthew Chambers and
Brenda Lynn Broadstreet
3537 Wood Bridge Drive
Nashville, Tennessee 37217

SEND TAX NOTICES TO:
Tennessee Bank & Trust
9000 Carothers Pkwy
Fairl. TN 37069

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

Map & Parcel 1361000300

Davidson County DEEDWARR
Recvd: 05/27/08 12:53 2 pgs
Fees:13.00 Taxes:728.53
20080527-0053674

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Jack W. Douglas** and wife, **Charlotte A. Douglas**, have this day bargained and sold and do hereby transfer and convey unto **Matthew Chambers**, an unmarried man, and **Brenda Lynn Broadstreet**, an unmarried woman, as joint tenants with rights of survivorship, their heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Being all of Lot 493 on the Plan of Priest Lake Park, Section 7-A, according to survey and plat of same appearing of record in Plat Book 5200, page 109, of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Jack W. Douglas and wife, Charlotte A. Douglas, by deed from Philhall Corporation, appearing of record in Book 5479, page 428, of said Register's Office.
>
> This conveyance is subject to restrictive covenants of record in Book 5499, page 879, of record in said Register's Office; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.
>
> This is improved property having an address of 3537 Wood Bridge Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

The undersigned covenants with the said grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same, and that it is unencumbered except as setforth above and by lien of the 2008 real property taxes, which taxes are being prorated between the parties herein, with the grantees to pay said taxes when due.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 15th day of May, 2008.

Jack W. Douglas

Charlotte A. Douglas

STATE OF TENNESSEE )
ss.
COUNTY OF RUTHERFORD )

On this the 15th day of May, 2008, before me personally appeared Jack W. Douglas and wife, Charlotte A. Douglas, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing Warranty Deed, and acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 15th day of May, 2008.

Notary Public

GEORGE H. WHITE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 1/19/10

STATE OF TENNESSEE )
County of Rutherford ) ss

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$196,900.00**, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 15th day of May, 2008.

Notary Public

GEORGE H. WHITE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 1/19/10.