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

39-B
File #09-1172

BILL GARRETT, Davidson County
Trans:T20090044298 DEEDWARR
Recvd: 07/01/09 15:06 2 pgs
Fees:13.00 Taxes:2294.00
20090701-0061494

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 **Alvin K. Smith, and wife, Noel K. Smith**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James T. Broome, and spouse,Elizabeth E. Broome**, 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 the southerly 90 feet of Lot No. 94 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision of record in Plat Book 421, Pages 94 and 95 , in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 94 fronts 90 feet on the easterly margin of Pembroke Avenue and extends back between parallel lines 190 feet to a dead line.

Being the same property conveyed to Alvin K. Smith and Noel K. Smith by deed from Christopher J. Ozburn and wife, Natalie M. Ozburn dated April 18, 2008 of record as Instrument No. 20080425-0042394, Register's Office for Davidson County, Tennessee.

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: 110 Pembroke Avenue, Nashville TN, 37205.

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 30th day of June, 2009.

Alvin K. Smith

Noel K. Smith

State of Tennessee)
County of Davidson)

On this 30th day of June, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Alvin K. Smith and Noel K. Smith, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

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: $ 620,000.00.

Affiant

Sworn and subscribed before me on this the 30th day of June, 2009.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
James T. Broome
110 Pembroke Avenue
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
SunTrust Mortgage Inc.
P.O. Box 79041
Baltimore, MD 21279-0041

TAX MAP-PARCEL #:
130-2-69