BILL GARRETT, Davidson County
Trans:T20100024800 DEEDWARR
Recvd: 04/26/10 15:28 2 pgs
Fees:13.00 Taxes:325.60
20100426-0031552

This Instrument Prepared By:
Ronald H. Bice, Jr. Attorney
4515 Harding Road, Suite 103
Nashville, TN 37205

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills to:	Map/Parcel No.:
Dale Broadrick 3003 Brick Church Pike Nashville, TN 37207	Same	Map 60-6 Parcel 3

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **D. C. Allen,** Grantor, has this day conveyed, bargained and sold, and does hereby transfer and convey unto **Dale Broadrick**, his heirs, representatives and assigns, hereinafter referred to as Grantee all of her right, title, interest and ownership in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being the southerly 60 feet of lot No. 3 on the plan of Bransford Realty Company's Subdivision of the Frank Brown Place, as of record in Book 547, page 126, Register's Office for said County, described as follows:

Beginning in the center of Brick Church Pike at the northwest corner of lot No. 2 on said plan; thence with the northerly line of said lot No. 2 on said plan; thence with the northerly line of said lot No. 2 eastwardly 605 feet, more or less, to the common corner of lots Nos. 3 and 6; thence westwardly 605 feet, more or less, to the center of said Brick Church Pike; thence with the center of said pike southwardly 60 feet to the beginning.

INCLUDED BUT SPECIFICALLY EXCLUDED from the above conveyance is 0.47 acres conveyed to the State of Tennessee for the use and benefit of the Department of Highways of record in Book 4036, Page 120, Register's Office for said County, to which reference is hereby made for a complete and more detailed description.

Being the same property conveyed to T.C. Jones and D.C. Allen by Deed of record in Book 5928, page 378, Register's Office of Davidson County, Tennessee. The said T.C. Jones subsequently conveyed his interest to Grantor by Deed of record in Book 6238, Page 602, Register's Office of Davidson County, Tennessee. The said D. C. Allen is also known as Dorothy C. Allen.

This is improved property known as 3029 Brick Church Pike, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their representatives, successors and assigns forever. And I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as follows: (1) 2010 county taxes are a lien against the property, but are not yet due and payable. Said taxes have been withheld from Grantor at closing and Grantees will be responsible for paying 2010 property taxes

when they become due and (2) Terms and Provisions of lease between D. C. Allen and Innovative Media, LLC.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and use of any gender shall be applicable to all genders.

Witness my hand this 23rd day of April, 2010.

D. C. Allen

D. C. Allen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater of this transfer is $88,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of April 2010.

Notary Public

My Commission Expires: 11-04-10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ~~D.C. Allen~~ Ronald H. Bice Jr., a Notary Public in and for said County and State, D. C. Allen, also known as Dorothy C. Allen, 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 within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of April, 2010.

Notary Public
My Commission Expires: 11-04-13