BILL GARRETT, Davidson County
Trans:T20100044501 DEEDWARR
Recvd: 07/21/10 08:43 2 pgs
Fees:13.00 Taxes:527.25

20100721-0056871

SEND TAX BILL:
Ricky Broadway, et ux
624 Osborne Dr.
~~Shelbyville~~, TN ~~37160~~
Columbia 38401

PROPERTY OWNER:
Ricky Broadway, et ux
624 Osborne Dr.
~~Shelbyville~~, TN ~~37160~~
Columbia, 38401

MAP: 133-16
PARCEL: 17

The preparer of this deed has not conducted a search of the title of the property described herein, and has used a description provided by the buyer's agent, Title Center of the South, 4987 Lebanon Rd., Unit 2-D, Old Hickory, TN 37138

FROM: **Mark David Arnold, unmarried**

TO: **Ricky C. Broadway and wife, Carol H. Broadway**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark David Arnold,** hereby sells, transfers and conveys unto **Ricky C. Broadway and wife, Carol H. Broadway,** and the said party's heirs and assigns, a certain tract or parcel of real estate in **Davidson** County, Tennessee, and being more particularly bounded and described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 56, on the Plan of Highview Acres, of record in Plat Book 2331, Page 52, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Mark David Arnold by warranty deed from James Carroll and wife, Merri Carroll, dated March 22, 2004, and of record in Instrument No. 20050324-0032077, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 306 Foxglove Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD all rights, title and interest in the above described tract of real estate unto the said **Ricky C. Broadway and wife, Carol H. Broadway,** and said party's heirs and assigns, forever in fee simple.

Mark David Arnold covenants that said party is lawfully seized and possessed of the above described tract of real estate; that said party has a good and lawful right to sell and convey the same; and that the same is free and unencumbered.

Mark David Arnold covenants and binds said party, and the party's heirs and representatives, to forever warrant and defend the title to the above described tract of real estate unto **Ricky C. Broadway and wife, Carol H. Broadway,** and said party's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this the 14 day of July, 2010.

Mark David Arnold

STATE OF TENNESSEE
COUNTY OF Bedford

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Mark David Arnold,** with whom I am personally acquainted, and who acknowledged that they executed the foregoing deed instrument for the purposes therein contained.

WITNESS our hands and official seal at Shelbyville, Tennessee, on this the 14 day of July, 2010.

Notary Public

PHILIP CALAHAN STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

My Commission Expires: 10/11/2011

FORM FOR OATH

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $142,500.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 14 day of July, 2010.

Notary Public or Register

PHILIP CALAHAN STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

My Commission Expires: 10/11/2011

Re/ded.broadway.fcb.2010