THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

BILL GARRETT, Davidson County
Trans:T20100057911 DEEDWARR
Recvd: 09/15/10 08:51 2 pgs
Fees:13.00 Taxes:1017.50
20100915-0073232

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
ROGER D BROYLES	SAME	01600000100
7552 RIDGEWODD ROAD		
GOODLETTSVILLE, TENNESSEE 37072		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, William R Sullivan and wife, Dortha C Sullivan, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Roger D Broyles and Dana G Broyles, husband and wife as joint tenants with right of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF RIDGEWOOD ROAD; THENCE, WITH SAID MARGIN OF RIDGEWOOD ROAD ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 12 DEGREES 22 MINUTES 15 SECONDS, AND A RADIUS OF 1,078.56 FEET, A DISTANCE OF 232.87 FEET TO AN IRON PIN; THENCE, HAVING SAID MARGIN OF RIDGEWOOD ROAD, NORTH 53 DEGREES 56 MINUTES 17 SECONDS EAST, 37.13 FEET TO AN IRON PIN; THENCE, NORTH 75 DEGREES 21 MINUTES 35 SECONDS EAST, 577.95 FEET TO AN IRON PIN; THENCE, SOUTH 00 DEGREES 28 MINUTES 01 SECONDS EAST, 83.00 FEET TO AN IRON PIN; THENCE, SOUTH 24 DEGREES 20 MINUTES 31 SECONDS WEST, 196.68 FEET TO AN IRON PIN; THENCE, SOUTH 74 DEGREES 40 MINUTES 55 SECONDS WEST, 407.28 FEET TO THE POINT OF BEGINNING, CONTAINING 2.818 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM R. SULLIVAN AND WIFE, DORTHA C. SULLIVAN FROM PATRICIA P. CANDISH BY WARRANTY DEED DATED 4/27/1993, AND RECORDED 5/6/1993 IN BOOK 8940, PAGE 540, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as: 7552 RIDGEWOOD ROAD, GOODLETTSVILLE, TENNESSEE 37072.

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 S, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 13TH day of SEPTEMBER, 2010.

WILLIAM R SULLIVAN

DORTHA C SULLIVAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William R Sullivan and wife, Dortha C Sullivan, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 13TH day of SEPTEMBER, 2010.

NOTARY PUBLIC

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 02/24/14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me this 13TH day of SEPTEMBER, 2010.

NOTARY PUBLIC

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 02/24/14