Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
R. B. I. Development, L.L.C. 460 Metroplex Drive, Suite 115 Nashville, TN 37211	Same as New Owner	Map 53-3 Parcel 184 Field Book 4D 43720

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, BETTY P. HUNT and JAMES R. PUGH, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto R. B. I. DEVELOPMENT, L.L.C., an Alabama Limited Liability Company, properly registered in the Office of the Secretary of State for the State of Tennessee, hereinafter referred to as the "GRANTEE", its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 210, Section "B" Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, page 67, Register's Office for Davidson County, Tennessee; fronting 54.7 feet on Jones Street, containing 0.11 acres, more or less.

BEING the same property conveyed to James V. Pugh and wife, Ruby D. Pugh, by deed from E. I. duPont deNemours and Co., a Delaware Corporation, of record in Book 2013, page 414, Register's Office for Davidson County, Tennessee. The said James V. Pugh died on December 22, 1996, at which time Ruby D. Pugh became vested with ownership and title to the said property, in fee simple. Ruby D. Pugh died, testate, on December 27, 1996, at the age of 87 years. Her Last Will and Testament dated September 30, 1976, together with a First Codicil to the said Will dated August 11, 1985, were filed in the Probate Court for Davidson County, Tennessee, in *the Matter of The Estate of Ruby D. Pugh*, Docket No. 97P 235 and Letters Testamentary were issued to Betty P. Hunt, Executrix, on February 11, 1997. The Grantors, Betty P. Hunt and James R. Pugh, are the sole and only beneficiaries under the Last Will and Testament of Ruby D. Pugh. By Quitclaim Deed filed for record in Book 10394, page 1, Register's Office for Davidson County, Tennessee, Betty P. Hunt conveyed the said property through Joe T. Childress, Trustee, to Betty P. Hunt and James R. Pugh.

The Estate of Ruby D. Pugh remains open, but the GRANTORS, Betty P. Hunt, individually and as Executrix of the Estate of Ruby D. Pugh, and James R. Pugh, individually, represent and warrant that there are sufficient funds within the said Estate for the payment of all debts and obligations owing by both James V. Pugh and Ruby D. Pugh, during their respective lifetimes or by reason of their respective deaths and that all such debts and obligations will be fully paid and satisfied prior to the closing of the said Estate.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1307 Jones St., Old Hickory, TN 37138.

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, its successors or assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1997, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the Plan of record in Book 1424, page 67, said Register's Office.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WILLIAM D. HUNT, husband of BETTY P. HUNT, and GENEVA J. PUGH, wife of JAMES R. PUGH, join in this conveyance to convey any and all right, title or interest which they may have in the said property, marital or otherwise.

WITNESS our hands on this the 6th day of June, 1997.

"GRANTORS"

Betty P. Hunt
BETTY P. HUNT

William D. Hunt
WILLIAM D. HUNT

James R. Pugh
JAMES R. PUGH

Geneva J. Pugh
GENEVA J. PUGH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

2013 06/11 0101 03CHECK 162.55

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTY P. HUNT and husband, WILLIAM D. HUNT, and JAMES R. PUGH, and wife, GENEVA J. PUGH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 6th day of June, 1997.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $41,500.00.

Patsy Slick-Hill
Affiant

Sworn to and subscribed before me, this the 6th day of June, 1997.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

03 14990
IDENTIF. ▲ REFERENCE

97 JUN 11 PM 2:20
FELIX Z. GILSON II REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10489 PG 397

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 41500.00
CON TX 153.55
PRFEE 1.00
WDEED 8.00
TOTAL 162.55
CHECK 162.55

06/11/97 01 14:17 0001 2013

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03114990
IDENTIF. ↑ REFERENCE

97 JUN 11 PM 2:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1161917