WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/03/00 13:01 2pgs
Fees:11.00 Taxes:429.20

20001103-0109364

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.
My Commission Expires September 25 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 2000

Notary Public

MY COMMISSION EXPIRES: 9/25/2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie F. Pugh (NAME)	Southeastern Mortgage (NAME)	051-12-0 084.00
361 Bluegrass Avenue (ADDRESS)	115 29th Avenue South (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Jeffery L. Darnell and wife, Patricia S. Darnell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronnie F. Pugh and wife, Julie C. Pugh

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Two tracts of land in Davidson County, Tennessee, described as follows:

TRACT 1: Being part of Lot No. 4 as described in deed from William Abner Core, and wife, to Sallie Core Looney, of record in Book 1040, page 397, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at the southeast corner of the property described in the above mentioned deed; thence with the southerly line of said property North 74 degrees 32' West 170.57 feet; thence northwardly 58.3 feet; thence South 64 degrees 56' East 175.3 feet; thence South 33 degrees 22' West 30 feet to the beginning.

TRACT 2: Being Lot No. 3 and the easterly 53 feet from and 75.57 feet rear of Lot No. 2 on Map of Andrew Jackson's Addition to Montague Park Subdivision, as of record in Book 547, pages 83 and 84, Register's Office for said County. Said Lot No. 3 and part of Lot No. 2 front together 151 feet on the northerly side of Bluegrass Avenue and run back 168 feet on the easterly line and 106 feet, more or less, on the westerly line, to the southerly margin of 2 foot reserved strip, mesuring 170.57 feet thereon.

Together with part of a two foot strip of land shown reserved on the plan of Montague Park, as of record in Book 421, page 141, said Register's Office, also shown on the Map of Andrew Jackson's Addition to Montague Park Subdivision, as of record in Book 547, page 83, said Register's Office, lying South of and adjacent to part of Lot No. 4 as described in the deed to Sallie Core Looney by William Abner Core and wife, of record in Book 1040, page 397, said Register's Office, described as follows:

CONTINUED

unimproved ( )
This is improved (X) property, known as 361 Bluegrass Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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. 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 our hand s this 30th day of October, 2000

Jeffery L. Darnell

Patricia S. Darnell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffery L. Darnell and wife, Patricia S. Darnell

the bargainor s, 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 and official seal at Brentwood, Tennessee, this 30th day of October, 2000.

Commission expires 9/25/2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN My Commission Expires September 25, 2004

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

BEGINNING at the northeast corner of Lot No. 3 as shown on the Map of the Andrew Jackson Addition to Montague Park Subdivision, as of record in Book 547, page 83, said Register's Office; thence North 74 degrees West 170.57 feet; thence northwardly 2 feet to the southerly line of the Sallie Core Looney property; thence with her southerly line South 74 degrees 32' East 170.57 feet; thence southwardly 2 feet to the beginning.

This conveyance is made subject to an easement for 2 foot reserved strip along the easterly line of premises, as shown on the Map of Andrew Jackson's Addition to Montague Park Subdivision, of record in Book 547, page 83, said Register's Office which applies to Tract 2 only.

Being the same property conveyed to Jeffery L. Darnell and wife, Patricia S. Darnell, by deed from Glenda Skinner and Donald William Skinner, of record in Book 5341, page 780, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 2000 have been prorated and payment thereof is expressly assumed by the herein Grantee; Plan of record in Book 547, pages 83 and 84, and Book 1040, page 397; all in the Register's Office for Davidson County, TN.