RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: **VICKY V. KLEIN, ATTORNEY AT LAW**
223 Madison Street, Suite 102
P. O. Box 608
Madison, TN 37116-0608
(615) 868-8886

Davidson County DEEDWARR
Recvd: 09/20/02 10:40 2pgs
Fees:13.00 Taxes:314.50
20020920-0114820

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

AFFIANT

Subscribed and sworn to before me, this 19th day of September, 2002.

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

NOTARY PUBLIC

My commission Expires: 10/17/05

ADDRESS OF NEW OWNER(S)	**SEND TAX BILL**	**MAP & PARCEL**
Danny Keith Ellis and Shelia J. Pugh	Shelia J. Pugh	Map 062-13-0
1407 Hemlock Avenue	1407 Hemlock Avenue	Parcel 076.00
Nashville, TN 37216	Nashville, TN 37216	

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, **MARGIE G. VAN DEREN**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DANNY KEITH ELLIS and SHELIA J. PUGH, both unmarried,*** hereinafter called the Grantees, their heirs and assigns, all of my interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, as follows, to wit:

*as Joint Tenants with Right of Survivorship

Land in Davidson County, Tennessee, being lot No. 13 and the westerly 50 feet of lot No. 20 on the Map of George I. Waddey's Subdivision called "River Bluff", as of record in Book 843, page 101, Register's Office for said County. Said lot No. 13 fronts 100 feet on the easterly side of Hemlock Avenue and together with part of lot No. 20 runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to H. S. Van Deren, Jr. and wife, Margie G. Van Deren, by deed of record in Book 1404, page 646, Register's Office for Davidson County, Tennessee. H. S. Van Deren, Jr. and Margie G. Van Deren were married at the time of his death on September 28, 1982, and the property is now vested in fee simple in Margie G. Van Deren as surviving tenant by the entirety.

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

This is improved property, known as 1407 Hemlock Avenue, Nashville, Tennessee 37216.

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

Margie G. Van Deren and Margie Gleaves Van Deren are one and the same.

Witness my hand this 19th day of September, 2002.

Diane V. Womack Atty in Fact for Margie G. Van Deren

DIANE V. WOMACK, Attorney in Fact for
Margie G. Van Deren

Vicky V. Klein Atty in Fact for Margie G Van Deren

VICKY V. KLEIN, Attorney in Fact for
Margie G. Van Deren

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Diane V. Womack and Vicky V. Klein, with whom I am personally acquainted, and who each acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the duly appointed Attorney in Fact for Margie Gleaves Van Deren, the bargainor, as evidenced by a General Durable Power of Attorney recorded simultaneously herewith, and as such Attorney in Fact is authorized to and hereby does execute this instrument on her behalf.

WITNESS my hand, at office, this 19th day of September, 2002.

Mitchell A. Watts

NOTARY PUBLIC

My Commission Expires: 10/12/05.

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee