THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Record & Return To:
Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***124,900.00.

Ester Baldwin
Affiant

Subscribed and sworn to before me this 20th day of September, 2002.

Notary Public

My Commission Expires: 01-26-05

ADDRESS OF NEW OWNER

JONATHON DAVID MAHAFFEY
2022 Benjamin Street
Nashville, Tennessee 37206

SEND TAX BILLS TO

NEW SOUTH FEDERAL
SAVINGS BANK
210 Automation Way
Birmingham, AL 35210

MAP & PARCEL NOS.

MAP 83-6
PARCEL 180

Davidson County DEEDWARR
Recvd: 10/03/02 12:21 2pgs
Fees:13.00 Taxes:462.13

20021003-0120730

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($***124,900.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, SHELIA J. PUGH, unmarried, and I, DANNY KEITH ELLIS, unmarried, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto JONATHON DAVID MAHAFFEY and wife, KELSEY DIANE MAHAFFEY, (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:

BEING part of Lots Nos. 14 and 19 on the plan of the 1st Subdivision of Brownsville as of record in Book 21, page 112, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of Benjamin, formerly Locke Street, at a point 100.0 feet east of the easterly margin of Gentry Avenue, said point being the northeast corner of the property conveyed to Tapley Jennings by deed from Charles Brown and wife, of record in Book 587, page 77, said Register's Office; thence with the southerly margin of Benjamin Street, easterly 50.0 feet; thence at right angles, southerly 150.0 feet; thence at right angles, westerly 50.0 feet to the southeast corner of said Jennings' property; thence with the easterly line of same, northerly 150.0 feet to the beginning.

BEING the same property conveyed to Shelia J. Pugh and Danny Keith Ellis, both unmarried, as Joint Tenants with Right of Survivorship, by deed from Kathryn Duffield, unmarried, of record as Instrument No. 20010727-0079724 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2022 Benjamin Street, Nashville, Tennessee 37206.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the plan of 1st Subdivision of Brownsville of record in Book 21, page 112, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 20th day of September, 2002.

SHELIA J. PUGH

DANNY KEITH ELLIS

BY: Shelia J. Pugh
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SHELIA J. PUGH, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 20th day of September, 2002.

Notary Public

My Commission Expires: 1-26-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHELIA J. PUGH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DANNY KEITH ELLIS, and acknowledged that she executed the same as the free act and deed of the said DANNY KEITH ELLIS.

WITNESS my hand and official seal this 20th day of September, 2002.

Notary Public

My Commission Expires: 1/26/05