Davidson County DEEDWARR
Recvd: 01/30/03 16:06 2pgs
Fees:13.00 Taxes:148.00

20030130-0013149

R5RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)41551 **FILE BOX "7"**

WARRANTY DEED

JOHN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$40,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **24th DAY OF JANUARY, 2003.**

Notary Public

MY COMMISSION EXPIRES: 7/24/2006

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
JOHN D. DENTON **923 Fatherland Street** **Nashville, TN 37206**	**S A M E**	**72-7-1**

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 **PATRICIA GAIL CHANDLER and MICHAEL PUGH, CO-EXECUTORS OF THE ESTATE OF JAMES EDWARD PUGH, DECEASED, and AS SOLE BENEFICIARIES AND HEIRS AT LAW OF JAMES EDWARD PUGH,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN D. DENTON, Unmarried**

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:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 37 on the Plan of Inglewood, as of record in Book 332, page 101, Register's Office for said County.

Said part of Lot No. 37 fronts 50 feet, more or less, on the northerly side of Kirkland Avenue and runs back between parallel lines 189075 feet, more or less, to a dead line.

Being the same property conveyed to James E. Pugh by deed from Marcia F. Cohen, Mollie Feigenbaum and Harry Stern, Executor of the Estate of Marilyn Stern, of record in Book 6488, page 710, Register's Office for Davidson County, Tennessee. The said James E. Pugh having since died.

This property is conveyed pursuant to an order to sell same by the Probate Court of Davidson County, Tennessee, in Case Number 00P 1425 entered on the 22nd day of January, 2003. The Will in the above case number made no provision for sale of real property by the Executors and this instrument is executed by the Grantors as representatives of the Estate as well as individually as beneficiaries and heirs at law of the said James Edward Pugh, deceased. James Edward Pugh and James E. Pugh being one and the same person.

Unimproved ( )
This is improved (X) property, known as **1139 Kirkland 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 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 ITS HAND THIS 24TH DAY OF JANUARY, 2003.

THE ESTATE OF JAMES EDWARD PUGH

By: Patricia Gail Chandler - Co-executrix
PATRICIA GAIL CHANDLER, Co-Executrix

By: Michael Pugh, co-executor by Connie
MICHAEL PUGH, Co-Executor

Patricia Gail Chandler Individual
PATRICIA GAIL CHANDLER, AN INDIVIDUAL

Michael Pugh ind. by Connie
MICHAEL PUGH, AN INDIVIDUAL

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 PATRICIA GAIL CHANDLER, Co-Executrix and Heir at Law, 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 at Nashville, Tennessee, this the 24th day of January, 2003.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this the 24th day of January, 2003, before me personally appeared CONNIE REGULI, to me known to be the person who executed the foregoing instrument in behalf of MICHAEL PUGH, being the heir at law of JAMES EDWARD PUGH, Deceased, and Co-Executor of the Estate of JAMES EDWARD PUGH, as his Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said MICHAEL PUGH, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 24th day of January, 2003.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SHUTTA NOTARY PUBLIC AT LARGE

My Commission Expires