PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **29th** day of **December, 2003, by and between ROBERT LEON GLENN, JR., A MARRIED MAN, hereinafter called Grantor, and STEPHEN M. PUSEY and GAIL V. PUSEY, HUSBAND AND WIFE, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, ROBERT LEON GLENN, JR., A MARRIED MAN, as Grantor, does hereby bargain, sell, transfer and convey unto STEPHEN M. PUSEY and GAIL V. PUSEY, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2743 BOBBY AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

Jacqueline L. Glenn **, wife of ROBERT LEON GLENN, JR., the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.**

WITNESS the hand and seal of Grantor on the day and year first above written.

ROBERT LEON GLENN, JR., A MARRIED MAN

12/29/03
Jacqueline L. Glenn
SPOUSE OF SELLER

Davidson County DEEDWARR
Recvd: 12/31/03 11:00 3pgs
Fees:18.00 Taxes:333.00

20031231-0184746

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT LEON GLENN, JR., joined by HIS WIFE SPOUSE,** Jacqueline L. Glenn, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of **December, 2003.**

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

STEPHEN M. PUSEY and GAIL V. PUSEY, HUSBAND AND WIFE
4100 Moss Rose Drive
Nashville, Tn 37216

Property Address:

2743 BOBBY AVENUE
NASHVILLE, TN 37216

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 73-1, PARCEL 87

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$90,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **29th** day of **December, 2003.**

Notary Public

My Commission Expires: 5/30/2004

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333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 37, Section "B", on the revised plan sowing Lots No. 19 and No. 37 on the plan of Happy Valley and more fully described according to a July 26, 1979, survey by John B. Kohl, III, Tennessee Registered Land Surveyor No. 100, as follows:

BEGINNING at a point on the northwesterly margin of Bobby Avenue at the southerly terminis of a 60 foot radius turnout connecting said margin of Bobby Avenue with the westerly margin of Milton Drive;

Being the same property conveyed to ROBERT LEON GLENN, JR., AND WIFE, ELIZABETH A. GLENN, by Warranty Deed from ADMINISTRATOR OF VETERANS AFFAIRS, of record in Book 7471, page 720, Register's Office for Davidson County, Tennessee. The said ROBERT LEON GLENN, JR. AND ELIZABETH A. GLENN subsequently divorced by Final Decree of Divorce dated 12-19-96, Docket No. 95D-2904 Second Circuit Court for Davidson County, Tennessee. Elizabeth A. Glenn, unmarried, subsequently conveyed all of her right, title and interest in and to the property unto Robert Leon Glenn, Jr., , by Quitclaim Deed of record in INSTRUMENT NO. 20031231-0184745, said Register's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 73-1, PARCEL 87).