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

Davidson County DEEDWARR
Recvd: 02/10/04 15:20 3pgs
Fees:18.00 Taxes:240.50

20040210-0016157

WARRANTY DEED

THIS INDENTURE is made and entered into this **5th** day of **February, 2004, by and between JOHNNIE BELLE KEE, UNMARRIED, hereinafter called Grantor, and SHELIA J. PUGH and DANNY KEITH ELLIS, 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, JOHNNIE BELLE KEE, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto SHELIA J. PUGH and DANNY KEITH ELLIS, ** **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 1410 McGAVOCK PIKE, NASHVILLE, TN 3732316.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their 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 herself and her 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.

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

Johnnie Belle Kee

JOHNNIE BELLE KEE
SIGNATURE OF SELLER

**as joint tenants with right of survivorship

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JOHNNIE BELLE KEE, UNMARRIED, the within named bargainor(s), 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 **5th** day of February, 2004.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

SHELIA J. PUGH and DANNY KEITH ELLIS

8207 Alamo Rd.
Brentwood, TN 37027

Property Address:

1410 McGAVOCK PIKE
NASHVILLE, TN 3732316

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 72-07, PARCEL 288

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 **$65,000.00** 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 **5th** day of **February, 2004.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

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

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 14 on the map of the subdivision of the Waters Place, as of record in Book 332, pages 136 and 137, Register's Office for said County.

Said Lot No. 14 fronts 50 feet on the southerly side of the Williams' Ferry Road (now McGavock Pike) and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to JOHNNIE BELLE KEE, UNMARRIED, by Deed from WILLIAM PEARSON KEE ET AL, of record in BOOK 9954, PAGE 337, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 72-07, PARCEL 288).
2. All matters as set forth on the Plan of THE WATERS PLACE, of record in Plat Book 332, page 136 and 137, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.