This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040075

Davidson County DEEDWARR
Recvd: 04/06/04 14:31 2pgs
Fees:13.00 Taxes:378.88
20040406-0038977

Send Tax Bills To:
Tamica L. Nava
5228 Rice Road
Nashville, TN 37013

New Owner is:
Tamica L. Nava
5228 Rice Road
Nashville, TN 37013

MAP: 149-11-0-A
PARCEL: 17.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Marty L. Pugh and wife, Tasha Booth-Pugh and Cathy S. Clemmons, unmarried as joint tenants with the rights of suvivorship**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Tamica L. Nava** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 17 on the Plan of Phase 1, Rice Hill, of record in Plat Book 6250, at page 858, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marty L. Pugh and wife, Tasha Boothe-Pugh and Cathy S. Clemmons an unmarried as Joint Tenants with Rights of Survivorship, by Warranty Deed from Kathy A. Brandon and husband, Robert H. Brandon dated 06/30/03, recorded 07/10/03, in Instrument No. 200307100095465, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 26 day of MARCH, 2004.

GRANTOR:

Marty L. Pugh

Tasha Booth-Pugh

Cathy S. Clemmons

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Marty L. Pugh and wife, Tasha Booth-Pugh and Cathy S. Clemmons**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 26 day of March, 2004.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Comm. Expires NOV. 25, 2006

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $102,400.00.

Affiant

SWORN TO and subscribed before me this 26th day of March, 2004.

NOTARY PUBLIC

STEPHANIE J. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES NOVEMBER 26, 2005

My commission expires:

11/26/05