Davidson County DEEDWARR
Recvd: 10/08/04 12:16 2pgs
Fees:13.00 Taxes:445.85

20041008-0121973

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN06109

WARRANTY DEED

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 30th day of September, 2004

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anngina D. Everetts	**HomeStar Mortgage Services, LLC**	
1410 McGavock Pike	**2055 Sugarloaf Pkwy., Ste. 200**	**072-07-0 288.00**
Nashville, TN 37216	**Duluth, GA 30097**	

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, WE,

Sheila J. Pugh and Danny Keith Ellis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anngina D. Everetts, 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 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 Shelia J. Pugh and Danny Keith Ellis, as joint tenants with right of survivorship, by Warranty Deed from Johnnie Belle Kee, unmarried, dated February 5, 2004 and recorded February 10, 2004 in Instrument No. 20040210-0016157, and being the same property previously conveyed to Johnnie Belle Kee by Quitclaim Deed from William Pearson Kee, Betty Ann Burke and Patricia Joyce Keen, formerly Patricia Joyce Dickens, dated February 7, 1995, and recorded February 22, 1995, in Book 9954, page 337, Register's Office for Davidson County, Tennessee. The said Shelia J. Pugh is also known as Sheila Pugh and the said Danny Keith Ellis is also known as Danny Ellis.

Subject to 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.

Unimproved ( )

This is improved (X) property known as **1410 McGavock Pike, Nashville, TN 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 our hands this 30th day of September, 2004.

Sheila J. Pugh

Danny Keith Ellis

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 **Sheila J. Pugh** and **Danny Keith Ellis** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 2004.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2006