WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/29/04 14:14 2pgs
Fees:13.00 Taxes:351.50

20041029-0130164

LINDA J. NORVELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 10-3-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian M. Harrison	SouthTrust Mortgage Corp	Map 119-14
(NAME) 2903 Tuggle Avenue	(NAME) 210 Wildwood Pkway Ste 100	Parcel 152.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **PEGGY ANN BOGLE, AN UNMARRIED PERSON, CLIFTON RAY PARDUE, A MARRIED PERSON, AND BILLY C. PARDUE, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN M. HARRISON AND WIFE, ONDREA B. HARRISON,** 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. 3 on the Map of Tuggle Heights of record in Book 1130, page 90, Register's office for said County.

Said Lot No. 3 fronts 60 feet on the westerly side of Tuggle Avenue and runs back between lines, 158.7 feet on the north line and 158.5 feet on the south line to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Winfield C. Pardue and wife, Clemmie E. Pardue by deed from Allen H. Sykes and wife, Beasie O. Sykes, dated November 10, 1960, of record in Book 3159, Page 526, in the Register's Office for Davidson County, Tennessee. The said Winfield C. Pardue has since died with his interest passing to Clemmie E. Pardue by reason of their tenancy by the entirety. The said Clemmie E. Pardue (also known as Clemmie Idella Pardue) has since died. Peggy Ann Bogle, Clifton Ray Pardue and Billy C. Pardue are the devisees under the Last Will and Testament of Clemmie Idella Pardue, Case Number 04P1492, of record in Volume 5695, Page 1638476, in the Probate Court for Davidson County, Tennessee, and recorded in Instrument No. 20040920-0112750, said Register's Office.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1130, page 90, said Register's Office; and (c) sewer easement of record in Book 4260, page 338, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2903 Tuggle Avenue, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Judy Decker Pardue, spouse of Clifton Pardue, joins in this conveyance for the purpose of conveying her marital interest in and to the herein conveyed property.

Witness our hands this 28th day of October, 2004.

Billy C. Pardue

Peggy Ann Bogle

Judy Decker Pardue

Clifton Ray Pardue

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 Peggy Ann Bogle, Clifton Ray Pardue, Judy Decker Pardue, and Billy C. Pardue , the bargainors, 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 28th day of October, 2004.

Commission expires:

Notary Public

