WARRANTY DEED

P-SR-05-5.2

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES: 2/15/09

(AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony M. Pugh	Ronald E. Waller and	
5.2 Acres Deer Run Road (ADDRESS)	(NAME) 5544 Deer Run Road (ADDRESS)	4-210
Joelton, Tennessee 37080 (CITY) (STATE) (ZIP)	Joelton, TN 37080 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we RONALD E. WALLER AND WIFE, DEBORA L. WALLER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ANTHONY M. PUGH AND TINA M. PUGH, HUSBAND AND WIFE, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being a tract of land in the 1st Councelmanic District of Davidson County, Tennessee and a portions of that property conveyed to Noble C. Caudill, II in (DB 8114, PG 913 RODCT) TAODCT; more accurately described according to a survey by Island Survey and Engineering dated December 7, 1993:

Beginning at a existing iron pin in the northerly margin of a 50' ingress & egress easement; said point being the most southwest corner of herein described tract and the most southeast corner of tract 19, thence now leaving said easement N 49 33' 03" W, 100.00' to a existing iron pin; thence N 09 04' 11" E, 618.58' to a existing iron pin; thence S 29 01' 20" E, 763.63 to a existing iron pin; thence S 55 38' 04" W 423.75' to a existing iron pin in the margin of said 50' easement; thence with a curve to the left (I=06 08' 00", R= 380.89', L=40.44' & C=40.42') 40.42' to a point; thence N 40 26' 57" W, 327.78' to the point of beginning containing 5.1982 acres more or less.

Being the same property conveyed to Ronald E. Waller and wife, Debora L. Waller by deed from Caudill Enterprises, a Tennessee Limited Partnership and Noble C. Caudill, II, individually, dated June 15, 1998, of record in Book 10991, page 345, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5.2 Acres Deer Run Road, Joelton, Tennessee 37080
(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.

Witness my/our hand(s) this 31st day of March, 2005.

Ronald E. Waller

Deborah L. Waller

Davidson County DEEDWARR
Recvd: 04/06/05 12:31 2 pgs
Fees:13.00 Taxes:222.00

20050406-0037880

STATE OF TENNESSEE

COUNTY OF Davidson

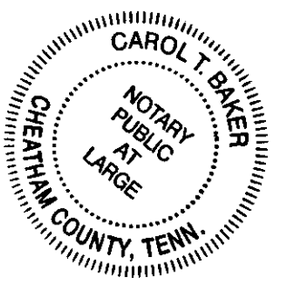
I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Ronald E. Waller and Deborah L. Waller personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st day of March, 2005.

Notary Public

My Commission Expires: 2/15/09

(SEAL)



RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800