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WARRANTY DEED

This Indenture made this **14th** day of **April, 2005** between **Ronald S. Pardue and Nancy Sue Pardue, husband and wife, ,**GRANTOR, and **Stacy J. Sellers, a married woman ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **TN,** to wit:

Being Part of Lot No. 273 on the J.M., T.J. and G.W. Harding's Plan of Lots, as of record in Book 21, Page 80, Register's Office for said County, described by a survey made by Cantrell, Connell and Morrision, Engineers dated May 3, 1958.

Said part of said lot fronts 46.5 feet on the southerly side of Buchanan Street and runs back 100 feet on the westerly line and 101.5 feet on the easterly line with the westerly margin of 21st Avenue North, to a dead line and shows 54.7 feet on said dead line.

Being the same property conveyed to Ronald S. Pardue and wife, Nancy Sue Pardue by warrany deed from Peggy Campbell, unmarried, filed for record on November 16, 1994, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 which have been prorated and assumed by the Grantee(s) and any all matters on the Plan of record in Plat Book 21, Page 80; and any and all easements, setback lines, right of ways, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **14th** day of **April, 2005.**

Ronald S. Pardue
Ronald S. Pardue

Nancy Sue Pardue
Nancy Sue Pardue

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald S. Pardue and Nancy Sue Pardue, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 14th day of April, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

AUBORN L. HAGER III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 31, 2007

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $60000

Affiant

Subscribed and sworn before me this 14th day of April, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

AUBORN L. HAGER, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 31, 2007

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Prepared by:
Equity Search, Inc.
2200 21st Avenue S., Ste. 409
Nashville, TN 37212

Address of New Owner
Stacy J. Sellers
2101 Buchanan Street
Nashville, TN 37208

Send Tax Bills to:
THE CIT GROUP
545 MARRIOT DRIVE #610
NASHVILLE, TN 37214

Map & Parcel Number:

081-11-032.00