Davidson County DEEDWARR
Recvd: 05/02/05 09:05 2 pgs
Fees:13.00 Taxes:367.23

20050502-0048211

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS ~~GREATER~~, FOR THIS TRANSFER IS $99,250.00

Jonathan S. Wagner
Affiant

Subscribed and sworn to before me, this 27th DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~7-29-06~~ 12/09/07
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

P-PRM-05-2743

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan S. Wagner	America's Wholesale Lender	
2743 Bobby Ave.	(NAME) 750 Old Hickory Blvd, #180	073.01-0-087.00
(ADDRESS) Nashville, Tennessee 37216	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEPHEN M. PUSEY AND GAIL V. PUSEY, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JONATHAN S. WAGNER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

and Wife Jennifer P. Wagner

LAND in Davidson County, Tennessee, being Lot No. 37, Section "B", on the revised plan showing Lots No. 19 and No. 37 on the plan of Happy Valley and more fully described according to a July 26, 1979, survey by John B. Kohl, III, Tennessee Registered Land Surveyor No. 100, as follows:

BEGINNING at a point on the northwesterly margin of Bobby Avenue at the southerly terminis of a 60 foot radius turnout connecting said margin of Bobby Avenue with the westerly margin of Milton Drive; thence, with said margin of Bobby Avenue, S 53 degrees 0' W 41.7 feet to a point at the common front corner of Lots Nos. 37 and 36; thence, with the line between said lots, N 37 degrees 0' W 140.0 feet to the most southerly corner of Lot No. 18; thence, with the southeasterly lines of Lots Nos. 18 and 19, N 53 degrees 0' E 133.0 feet to a point on the westerly margin of Milton Drive; thence, with said margin, S 17 degrees 0' E 114.3 feet to a point at the northerly terminus of the aforesaid turnout; thence, with the curve of said turnout southwardly and southwestardly 74.7 feet to the point of beginning.

Being the same property conveyed to Stephen M. Pusey and Gail V. Pusey, husband and wife, by deed from Robert Leon Glenn, Jr., a married man, dated December 29, 2003 and filed of record as Instrument No. 20031231-0184746 and re-recorded as Instrument No. 20040909-0109016, 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 2743 Bobby Ave., Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 27th day of April, 2005.

Stephen M. Pusey

Gail V. Pusey

Gail V. Pusey

STATE OF Tennessee

COUNTY OF Davidson

I, the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Stephen M. Pusey and Gail V. Pusey, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th day of April, 2005.

Mary Frances Rudy

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959