WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/07/05 11:58 2 pgs
Fees:13.00 Taxes:1054.50

20050607-0064941

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of June, 2005.

Notary Public

MY COMMISSION EXPIRES: 3-11-07
(AFFIX SEAL)

DIANA P. MASON
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley C. Wentz	New Owner SAME	131-2-D
(NAME)	(NAME)	(MAP)
4204 Hillsboro Pike #116	SAME	16CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Timothy R. Pugh and wife, Melinda S. Pugh, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Ashley C. Wentz, an unmarried person, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Certain property in Davidson County, TN, described as Unit No. 16 of Hillsboro Hall, Phase I, a Horizontal Property Regime (being The Plan of The Village At Hillsboro) located on Hillsboro Pike, in Nashville, TN, together with Easements as shown on the plat of Hillsboro Hall, Phase I, recorded in Plat Book 11700, page 45, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 11713, page 350, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Hillsboro Hall, Phase I, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Book 11713, page 350, said Register's Office, and By-Laws recorded in Book 11713, pages 356 and 381 as amended in Instrument No. 20000202-0010655, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Timothy R. Pugh and wife, Melinda S. Pugh by deed from Deborah K. Berry, of record in Instrument No. 20030805-0110931, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 4204 Hillsboro Pike #116, Nashville, Tennessee 37215

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 3rd day of June, 2005.

Timothy R. Pugh by Rita Morgan Patel atty-in-fact
Timothy R. Pugh
By: Rita Morgan Patel, Attorney-in-Fact

Melinda S. Pugh by Rita Morgan Patel atty-in-fact
Melinda S. Pugh
By: Rita Morgan Patel, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Rita Morgan Patel with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath(s) acknowledged to be the Attorney in Fact for Timothy R. Pugh and wife, Melinda S. Pugh, the within named bargainor(s), and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name(s), Timothy R. Pugh and wife, Melinda S. Pugh, the bargainor(s), by the said, Rita Morgan Patel, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 3rd day of June, 2005.

Notary Public

My Commission Expires: 9/25/08

