This Instrument Prepared By:
Rebecca T. Garland
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 06/23/05 13:48 3 pgs
Fees:18.00 Taxes:884.30
20050623-0072351

ADDRESS NEW OWNER:
Edward Glynn Rutledge
2615 West Linden Avenue
Nashville, Tennessee 37212

SEND TAX BILL TO:
Owner

MORTGAGEE:
RBC Mortgage Company
PO Box 700
Rocky Mount, NC 27802

MAP **104-15**
GROUP
PARCEL **279.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Clara H. Pugh, a widow,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Edward Glynn Rutledge**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A'

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is **improved** property known as **2615 West Linden Avenue, Nashville, Tennessee 37212.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 hand this the **17th** day of **June, 2005.**

Clara H. Pugh by Betty Pugh Martin as attorney-in-fact

Clara H. Pugh, by Betty Pugh Martin, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Betty Pugh Martin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained and she further acknowledges that she is the attorney in fact for **Clara H. Pugh, the bargainor,** and that as said attorney in fact she executed the within Warranty Deed by signing the name of **Clara H. Pugh** as her free act and deed..

WITNESS my hand and official seal this 17th day of June, 2005.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $239,000.00.

Gail Hegnutt
AFFIANT

Subscribed and sworn to before me on this 17th day of June, 2005.

NOTARY PUBLIC

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. July 30, 2005

My Commission Expires:

Exhibit A

Land in Davidson County, Tennessee being the westerly 50 feet on the northerly 192 feet of Lot 36 on the Map of Belair, as of record in Book 332, page 6, Register's Office, Davidson County, Tennessee.

Said part of Lot No. 36 fronts 50 feet on the southerly side of West Linden Avenue, formerly Sunset Avenue, and runs back between parallel lines 192 feet to a dead line.

Being the same property conveyed to Clara H. Pugh, a widow, by deed from Clara H. Pugh, of record in Instrument No. 20050208-0014751, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James E. Pugh and wife, Clara H. Pugh by deed from Irvine G. Chase and Mattie Lee Chase of record in Book 808, page 67, Register's Office for Davidson County, Tennessee. Said James E. Pugh having since died leaving property to his wife, Clara H. Pugh.

Being a part of the same property conveyed to Betty Ann Pugh Martin a 7% undivided interest and to James Andrew Pugh a 7% undivided interest by Clara H. Pugh by quitclaim deed of record in Book 11232, page 643, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Betty Ann Pugh Martin a 7% undivided interest and to James Andrew Pugh a 7% undivided interest by Clara H. Pugh by quitclaim deed of record in Book 11366, page 136, Register's Office for Davidson County, Tennessee

Being a part of the same property conveyed to Clara H. Pugh, widow by Betty Ann Pugh Martin a 7% undivided interest and James Andrew Pugh a 7% undivided interest by quitclaim deed of record in Instrument No. *_____, Register's Office for Davidson County, Tennessee.

*Instrument No. 20041230-0155053

Being a part of the same property conveyed to Clara H. Pugh, widow by Betty Ann Pugh Martin a 7% undivided interest and James Andrew Pugh a 7% undivided interest by quitclaim deed of record in Instrument No. *_____, Register's Office for Davidson County, Tennessee.

*Instrument No. 20050208-0014751