THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 07/08/05 12:00 2 pgs
Fees:13.00 Taxes:222.00

20050708-0079215

MAP PARCEL NUMBERS
Map & Parcel -91-11-211

WARRANTY DEED

THIS INDENTURE, made and entered into this 26th day of May, **2005**, by and between **Ralph Pedigo,** _____, party of the first part, and **Janet L. Nagy,** _____, party of the second part,

WITNESSETH: That for and in consideration of **$60,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being the westerly 15 feet of Lot No. 1014, all of Lot No. 1016, and the easterly 10 feet of Lot No. 1018 of Block No. 159 in Plan No. 1, West Nashville, as of record in Book No. 57, pages 74-75, Register's Office for said county.

Said Lot No. 1016 and parts of Lots Nos. 1014 and 1018 together front 50 feet on the southerly side of Indiana Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ralph Pedigo by deed from Danzel Pedigo and wife, Beatrice Geraldine Pedigo of record as Instrument No. 20010220-0015643 dated 12/01/00 and recorded 02/20/01, Register's Office for Davidson County, Tennessee. Together with the westerly 10 feet alley of No. 1223 which was abandoned by Metropolitan County Council, Bill No. 089-785, dated June 9, 1989.

Included in he above description, but excluded in this conveyance is the following: Land in Davidson County, Tennessee, being the westerly 10 feet of alley No. 1223 which was abandoned by Metropolitan County Council, Bill No. 089-785, dated June 9, 1989. Said Alley fronts 10 feet on the Indiana Avenue.

Being a portion of the same property conveyed to Golden E. Hand and wife, Diane Hand, by Quitclaim Deed from Danzel C. Pedigo and wife, Beatrice Geraldine Pedigo, of record in Book 10128, page 590, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat in Book 57, page 74 and 75; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

X _____
Ralph Pedigo

_____

STATE OF TENNESSEE, COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ralph Pedigo,** _____ to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 27th day of _____, **2005.**

My commission expires 9/30/06

_____
Notary Public

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 2006

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$60,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Charlotte A. Bethel
Affiant

Subscribed and sworn to before me this 27th day of _____, **2005.**

_____
NOTARY PUBLIC

My commission expires: 9/30/06

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 2006

PROPERTY ADDRESS:
5107 Indiana Avenue
Nashville, TN 37209

NAME & ADDRESS OF NEW OWNER:
Janet Nagy
5107 Indiana Ave.
Nashville, TN. 37209