WARRANTY DEED

P-05-2665

STATE OF Tennessee
COUNTY OF

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,500.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES: 2/15/09

(AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Pugh	Option One Mortgage	
2665 Morgan Rd.	(NAME) 1600 Parkwood Circle, Suite 615	15-146
(ADDRESS) Joelton, Tennessee 37080	(ADDRESS) Atlanta, GA 30339	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we M. B. DILLARD AND WIFE, REBECCA DILLARD, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ANTHONY PUGH AND TINA PUGH, HUSBAND AND WIFE, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in* COUNTY, STATE OF TENNESSEE, described as follows, to wit: *Davidson

Land in *County, Tennessee, being Lot No. 1 on the plan of Homestead Acres, Resubdivision of Lots No. 1, 2 and 3, of record in Book 4300, page 7, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof. *Davidson

Being the same property conveyed to M. B. Dillard and wife, Rebecca Dillard, by Deed from O. B. Goodwin and wife, Nettie Wade Goodwin, dated March 1, 1974, of record in Book 4793, page 88, Register's Office for 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 2665 Morgan Rd., Joelton, Tennessee 37080
(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 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 4th day of August, 2005.

M. B. Dillard

Rebecca Dillard

Davidson County DEEDWARR
Recvd: 08/10/05 14:55 2 pgs
Fees:13.00 Taxes:701.15

20050810-0094982

STATE OF TENNESSEE

COUNTY OF Davidson

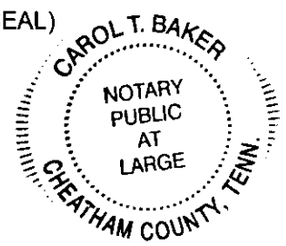
I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that M. B. Dillard and wife, Rebecca Dillard personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 4th day of August, 2005.

Notary Public

My Commission Expires: 2/15/09

(SEAL)



RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800