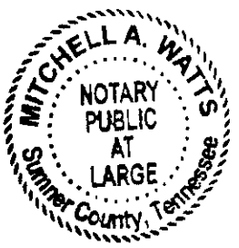
Davidson County DEEDWARR
Recvd: 08/18/05 12:43 2 pgs
Fees:13.00 Taxes:697.45

20050818-0098490



STATE OFTENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Amanda L. Clark	First Horizon Home Loan Corp.	061-16-0
1311 McAlpine Avenue	P.O. Box 809	GROUP
Nashville, Tennessee 37216	Memphis, TN 38101	PARCEL 101.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Eight Thousand Five Hundred dollars and Zero cents ($188,500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Shelia J. Pugh, a single person and Danny Keith Ellis, a single person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Amanda L. Clark, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING the south part of the west part of Lot 45 on the Map of Kennedy & Graves Subdivision of Blocks C & D, Monte Vista, of record in Plat Book 843, page 14, Register's Office for Davidson County, Tennessee, described as follows:

SAID part of said lot runs 54.0 feet in the center line of McAlpine Avenue, 288.5 feet, more or less, on the west line of and 289.6 feet, more or less, on the east line, to a dead line in the rear on which it measures 79.2 feet.

BEING the same property conveyed to Shelia J. Pugh and Danny Keith Ellis, both unmarried, by deed dated May 14, 2004, from Alphonso Jackson, Acting Secretary of Housing and Urban Development of Washington, D.C. of record as Instrument No. 20040519-0058780 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☒

improved ☐ property known as 1311 McAlpine Avenue, Nashville, Tennessee 37216

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/her heirs and assigns forever; and we do covenant with the said Grantee 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, his/her 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 our hands this 12th day of August, 2005.

Danny Keith Ellis

By: Shelia J. Pugh
Shelia J. Pugh, Attorney in Fact

Shelia J. Pugh

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Shelia J. Pugh the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of August, 2005.

Mitchell A. Watts Notary Public

My Commission expires: 10/12/2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shelia J. Pugh, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Danny Keith Ellis, and acknowledged that she executed the same as the free act and deed of the said Danny Keith Ellis.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of August, 2005.

Mitchell A. Watts Notary Public

My Commission expires: 10/12/2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee