FILE BOOK 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Joseph F. Driscoll
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2005

Patricia Nicholls
Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Margaret R. Thomas	SunTrust Mortgage, Inc.	Map 133
230 Thuss Avenue	201 4th Avenue North, 7th Floor	Group 02-0
Nashville, TN 37211	Nashville, TN 37219	Parcel 068.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Ruth L. Fugate f/k/a Ruth L. Parker and husband, Brian D. Fugate

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Margaret R. Thomas and husband, Joseph F. Driscoll

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 16, on the Plan of Pleasant View Subdivision, of record in Book 1130, Page 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 16, which is a corner lot, fronts 38.1 feet on the northerly margin of Thuss Avenue and fronts 128.9 feet, more or less, on the westerly margin of Wingate Avenue, said frontages being joined by a curve having a length of 32.3 feet, and extends back 50.7 feet on the northerly line and 150 feet on the westerly line to a point of intersection.

Being the same property conveyed to Ruth L. Parker by Quitclaim Deed from Richard D. Parker of record in Book 10232, Page 394, said Register's Office, dated September 25, 1996. See also deed of record in Book 7030, Page 805, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1130, Page 43, said Register's Office.

The said Brian D. Fugate joins in this conveyance to convey any and all marital interest he may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 230 Thuss Avenue, Nashville, TN 37211

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 hand this 9th day of August, 2005.

Ruth L. Fugate
Ruth L. Fugate

Brian D Fugate
Brian D. Fugate

Davidson County DEEDWARR
Recvd: 08/19/05 12:03 2 pgs
Fees:13.00 Taxes:296.00

20050819-0099032

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth L. Fugate and Brian D. Fugate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of August, 2005.

My Commission Expires: 01/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.