WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 45,000.00.

Ronald H Pugh
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 17 day of OCTOBER, 2005.

NOTARY PUBLIC

My Commission Expires: 3-22-2008

LEROY JOHNSTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires MAR 22, 2008

Davidson County DEEDWARR
Recvd: 10/24/05 09:31 2 pgs
Fees:13.00 Taxes:166.50

20051024-0127735

This space for Register of Deeds

Prepared by: Johnny Ellis, Esq, 306 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#05100003

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Ronald H. Pugh, & Beverly D. Kelley 303 28th Avenue Old Hickory, TN 37138	New Owner	53-8-0 / 94.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Ronald H. Pugh, and wife, Beverly D. Kelley, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **CHARLES K. TETLEY**, and wife, **MILDRED L. TETLEY**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

RONALD H. PUGH and wife, **BEVERLY D. KELLEY**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being the east 50 feet of Lot No. 7, Block 16, Dabbs and Elliot's Subdivision, as of record in Book 547, page 127, Register's Office for Davidson County, Tennessee. Said part of said Lot No. 7 fronts 50 feet on the northwesterly side of 28th Street and runs back between parallel lines with the northeasterly margin of Dabbs Avenue, 50 feet to a dead line.

Being the same property conveyed to Charles K. Tetley and wife, Mildred L. Tetley, by Warranty Deed of record in Book 10666, page 62, Registers' Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, covenants, conditions and easements of record; and to the zoning regulations of the appropriate governmental body.

The above description is the same as in the previous deed of record.

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. 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. 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.

The herein described property is subject to the following:
2005 Property taxes are to be prorated and assumed by the GRANTEES.

This is improved property known as: 301 28th Avenue, Old Hickory, TN. 37138.

Witness our hands this 17 day of OCTOBER, 2005.

Charles K. Tetley

Mildred L. Tetley

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy J. Ellis, a Notary Public in and for said County and State, the within named Charles K. Tetley and Mildred L. Tetley the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory Tennessee this 17 day of OCTOBER, 2005.

LEROY JOHNSTON ELLIS IV
NOTARY PUBLIC
NOTARY PUBLIC
My Commission Expires: 3-22-2008
AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 22, 2008

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WARRANTY DEED

From: **Charles K. Tetley and wife, Mildred L. Tetley**

To: **Ronald H. Pugh and wife, Beverly D. Kelley**

Property:
301 28th Avenue
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
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