RETURN TO:
AMERICAN TITLE COMPANY
925 Industrial Drive
Old Hickory, TN 37138
06-124

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/06/06 12:46 2 pgs
Fees:13.00 Taxes:455.10

20060306-0025629

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $123,000.00

Affiant

Subscribed and sworn to before me, this 28th day of February, 2006.

Notary Public
My commission expires: 02/24/08

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE

06-0601-72123

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Ruby J. Joyner	.New Owner	148-02-0-092
3355 Ezell Road		
Nashville TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Melynda Berryman and Leon Pardue III, heirs at law of Brenda G. Pardue, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ruby J. Joyner, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 6, on the Plan of Luna Heights Subdivision, Section One, of record in Book 2854, Page 50, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brenda G. Pardue by deed from Secretary of Housing and Urban Development, dated 11-14-94, of record in Book 9525, Page 155, Register's Office for Davidson County, Tennessee. Brenda G. Pardue having since died intestate, Melynda Berryman and Leon Pardue III comprising all of her heirs at law. affidavit # 20060306-0025628 . R.O.D.C.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3355 Ezell Road, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of February, 2006.

Melynda Berryman
Daughter

Leon Pardue III
Son

Heir(s) at law of Brenda G. Pardue

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Heirs at law of Brenda G. Pardue, Melynda Berryman and Leon Pardue III , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 28th day of February, 2006.

Kathleen Tomlinson
~~Davidson~~ Wilson

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission expires 02/24/08