Davidson County DEEDWARR
Recvd: 03/15/06 14:22 2 pgs
Fees:13.00 Taxes:332.63

20060315-0030013

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $89,900.00

Affiant

Subscribed and sworn to before me, this 15 th day of February, 2006

Notary Public
My commission expires:

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES 05-30-07

03-0601-33346

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Monika Pugh 1715 21st Avenue North Nashville TN 37208	SAME	081-11-0-045.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stephen Fouche, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Monika Pugh, 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. 286, on the Plan of T.J.J.M & C. W. Harding's Subdivision, of record in Book 21, Page 80, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen Fouche by deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, dated 8-29-05 for the consideration of $30,000.00 and of record in Instrument No. 20050916-0111401, Register's Office for Davidson County, Tennessee.

Subject property is not now, and never has been, the residence of the grantor.

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 1715 21st Avenue North, Nashville, TN 37208

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, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, 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 my hand this 15th day of February, 2006.

Stephen Fouche

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephen Fouche, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 15th day of February, 2006.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09