26-1-154

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

This instrument prepared by and return to:

FEARNLEY & CALIFF, PLLC
565 Marriott Drive, Suite 850
NASHVILLE, TN 37214

Davidson County DEEDWARR
Recvd: 04/04/06 15:40 2 pgs
Fees:13.00 Taxes:353.72

20060404-0038578

WARRANTY DEED

THIS INDENTURE made and entered into this 22nd day of March, 2006, by and between GERALDINE FUQUA, party of the first part, and KATHERINE ELIZABETH PEDIGO,** party of the second part.

** and Sherrill Sanchez as joint tenants with rights of survivorship

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Phase #II, VALLEY VIEW TERRACE, of record in Book 5200, Page 119, Register's Office for said county.

Said Lot No. 65 fronts 100.12 feet on the northwesterly margin of Cathy Jo Circle and extends back 120.00 feet on the northeasterly line and 110.00 feet on the southwesterly line to a dead line in the rear, measuring 80.18 feet thereon.

Being the same property conveyed to GERALDINE FUQUA, by Warranty Deed of record in Book 9435, Page 217, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Book 5200, Page 119, Restrictions of record in Book 5173, Page 550, Book 5323, Page 310, Book 5329, Page 242, Book 5603, Page 341, Book 5733, Page 375, Book 6057, Page 950, and Book 6400, Page 902, of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Geraldine N. Fuqua
GERALDINE FUQUA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22ND day of March, 2006, before me personally appeared GERALDINE FUQUA, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and official seal at office this 22nd day of March, 2006.

NOTARY PUBLIC

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 1/23/10

Property Owner & Address : Katherine Elizabeth Pedigo
1720 Hickory Bark Lane
Nashville, TN 37211

Tax Parcel No.: 133-08-156

Property Address: 504 Cathy Jo Circle
Nashville, TN 37211

MAIL TAX BILLS TO: New Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $95,600.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 22nd day of March, 2006.

NOTARY PUBLIC

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY