WARRANTY DEED

The actual consideration or value for this transfer is $ 91,000.00 .

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 27 day of Sept 2006.

NOTARY PUBLIC
My Commission Expires: 3-22-2008

LEROY JOHNSTON ELLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 10/02/06 16:19 2 pgs
Fees:13.00 Taxes:336.70

20061002-0122018

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Esq, 306 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#06090005

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
John M. Valentine & Judith A. Valentine Thomas Stueck & Gennifer Stueck 212 26TH St. OLD Hickory, TN 37138	Mr & Mrs. Thomas Stueck 212 26th St. Old Hickory, TN 37138	053-08 / 100.00 P/O

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by John M. Valentine and wife, Judith A. Valentine and Thomas Stueck and wife, Gennifer Stueck and other good and valuable consideration, the receipt of which is hereby acknowledged,

I / We, **TRIXIE R. PARDUE**, AKA TRIXIE R. PERDUE J.P. the GRANTOR(S) herein, have bargained and sold, and by these presents do transfer and convey unto:

JOHN M. VALENTINE and wife, **JUDITH A. VALENTINE** and **THOMAS STUECK** and wife, **GENNIFER STUECK,** 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 Lot No. 1 of Block 9 on the Map of Dabbs and Elliott's Subdivision No. 1 at Old Hickory, of record in Book 547, page 997, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 50 feet on the southerly side of 26th Street and runs back between parallel lines along the westerly margin of Dabbs Avenue, 144 feet to an alley.

Being the same property conveyed to Trixie R. Pardue, by Quitcliam Deed dated February 13, 2006, from Michael W. Perry, Trustee for the Billy Clemons Revocable Living Trust of record in Instrument No. 20060310-0028211, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Billy Clemons, Trustee of Revocable Living Trust by Quitclaim Deed dated February 5, 1995, from Billy Clemons, Unmarried, of record in Book 11329, page 751, Register's Office of Davidson County, Tennessee. The said Billy Clemons died on December 2, 2005. Michael W. Perry was appointed Trustee under the terms of the Billy Clemons Revocable Living Trust Agreement.

Being the same property previously conveyed to Billy Clemons, unmarried, by Warranty Deed dated April 1, 1953 from Elzie Rue Clements and wife, Mildred A.Clements, of record in Book 2141, page 341, Register's Office for Davidson County, Tennessee.

The address of the above described property is: 212 26th Street, Old Hickory, TN 37138.

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:
2006 Property taxes are to be prorated and assumed by the GRANTEES.
Subject to all matters shown on the Plan of record in Plat Book 547, page 97, Register's Office of Davidson County, Tennessee.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Grantor makes oath and says, that the property described herein is not their principal residence, nor the residence of their spouse nor any dependant and this conveyance is not mapde to defeat the rights of any third party.

This is improved property known as: 212 26th Street, Old Hickory, TN. 37138.

Witness our hands this 27 day of September, 2006.

Trixie R. Pardue

Trixie R. Pardue

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 Trixie R Pardue aka Trixie R. Perdue 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 Nashville, Tennessee this 27 day of September, 2006.

LEROY JOHNSTON ELLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3-22-2008

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WARRANTY DEED

From: **Trixie R. Pardue**

To: **John M. Valentine and wife, Judith A. Valentine and Thomas Stueck and wife,, Gennifer Stueck**

Property:
212 26th Street
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
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&
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