Davidson County DEEDWARR
Recvd: 11/15/07 07:32 3 pgs
Fees:18.00 Taxes:270.10
20071115-0133802

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Ronald E. Pugh, et al 311 28½ St Old Hickory, Tn. 37138	Same as New Owner	Map 53-8 Parcel 48

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ROBERT L. BROWN, MARY B. GOLDSBERRY, TRAVIS EUGENE BROWN and the ESTATE OF DAVID E. BROWN, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto RONALD H. PUGH and wife, BEVERLY KELLEY, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a plot 97 feet by 140 feet along the westerly line of the alley in the center of the block on the north side of Pitts Avenue, and between 26th and 28th Sts. and further being parts of lots No. 3, 4, 5, in Block 21 on map of the Dabbs and E. Elliotts property at Old Hickory, of record in Map Book 547 page 127, Registers Office for Davidson County, Tennessee, and more particularly described as follows: Beginning at a point in the northerly side of Pitts Ave. distant westerly from the westerly line of 28th St. 154 feet, which point is the westerly corner of the alley and running thence northerly and along the westerly line of the alley above referred to, a distance of 140 feet across the rear of lots 3, 4, 5, block 21 on above map, thence westerly thru lot 3, and parallel to the side lines of lot 3, and toward 26th St., a distance of 97 feet to a point, thence, southerly and parallel to the first course a distance of 140 feet to the northerly line of Pitts Ave., thence easterly and along the north line of Pitts Ave., 97 feet to the corner of the alley, the point or place of beginning.

BEING the same property conveyed to Robert L. Brown, David E. Brown and Mary B. Goldsberry by deed from Robert L. Brown, David E. Brown and Mary B. Goldsberry, Beneficiaries of the Estate of Vallie Dimple Brown and Mary B. Goldsberry, Executrix of the Estate of Vallie Dimple Brown, and granting to David E. Brown a life estate in the said property, of record in Instrument No. 20041209-0146941, Register's Office for Davidson County, Tennessee. And, the said David E. Brown died, intestate, on May 6, 2006 and by Order entered in the 7th Circuit Court for Davidson County, Tennessee, in the Matter Of: Robert L. Brown and Mary B. Goldsberry vs. Travis Eugene Brown and Lauren Barber, Docket No. 07-P1157, Attorney Peggy Mathes was appointed Personal Representative of the Estate of David E. Brown, deceased. Travis Eugene Brown is the only child born to or adopted by David E. Brown during his lifetime and is his only beneficiary and heir-at-law. Both Peggy Mathes and Travis Eugene Brown join in this conveyance

to convey the interest of David E. Brown in the said property. At his death, the Life Estate reserved for David E. Brown was extinguished.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 2601 Lakeshore Drive, Old Hickory, Tennessee 37138.

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.

And we, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2007, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. This conveyance is subject to one ½ inch water tap as set forth in the deed of record in Book 1490, page 143, said Register's Office.

3. Subject to any and all matters as they may appear on the plan of record in Book 547, page 127, said Register's Office.

And, we, the GRANTORS, 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.

PEGGY MATHES, Personal Representative of the Estate of David E. Brown, joins in this conveyance to convey any and all right, title or interest she may have in the said property as Personal Representative of the said Estate; otherwise, she makes no representations or warranties concerning the title to the said property.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Robert L. Brown
ROBERT L. BROWN

Mary B. Goldsberry
MARY B. GOLDSBERRY

"GRANTEES"

Ronald H. Pugh
RONALD H. PUGH

Beverly Kelley
BEVERLY KELLEY

ESTATE OF DAVID E. BROWN

BY: Peggy D. Mathes, Adm
PEGGY MATHES, Personal Representative

Travis Eugene Brown
TRAVIS EUGENE BROWN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT L. BROWN and MARY B. GOLDSBERRY, and RONALD H. PUGH and wife, BEVERLY KELLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 22nd day of October, 2007.

HOMER R. AYERS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES SEPTEMBER 7, 2009 STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

WITNESS my hand, at office, this the 19th day of October, 2007.

HOMER R. AYERS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES SEPTEMBER 7, 2009 STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared PEGGY MATHES, with whom I am personally acquainted and who acknowledged herself to be the Personal Representative of the Estate of David E. Brown, the bargainor, and as such Personal Representative, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Estate by herself as Personal Representative.

WITNESS my hand, at office, this the 22nd day of October, 2007.

HOMER R. AYERS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES SEPTEMBER 7, 2009 STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $73,000.00.

Ronald H Pugh
Affiant

Sworn to and subscribed before me, this the 22nd day of October, 2007.

HOMER R. AYERS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES SEPTEMBER 7, 2009 STATE OF TENNESSEE

NOTARY PUBLIC