Prepared by:
Com Unity Title, LLC
302 E. Walnut Street
Dickson, TN 37055

Davidson County DEEDWARR
Recvd: 08/01/08 15:38 2 pg:
Fees:13.00 Taxes:277.50

20080801-0079546

0801200802

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

Subscribed and sworn to before me, this 1st day of August, 2008.

Notary Public
My commission expires: 7/24/2010

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Lee M. Barrett, Jr.	SAME	Map 053-07-0-
976 Murfreesboro Road		
Nashville, TN 37217		Parcel 068.00

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, Peggy A. Pardue, unmarried, referred to as Grantors, have bargained and sold, and does hereby transfer and convey to M. Lee Barrett, Jr., hereinafter called the Grantee, his heirs, 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 part of Lot No. 5 of Block 1 on the Plan of Dabbs and Elliott's Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot 5 fronts 50 feet on the northerly side of 22nd Street and runs back between parallel lines 107 feet to a dead line.

Being the same property conveyed to Russell Pardue and wife, Peggy A. Pardue and Glen Pardue, by Warranty Deed from Berry E. Skinner and wife, Thelma N. Skinner dated October 3, 1979 , of record in Book 5509, page 471, Register's Office for Davidson County, Tennessee. Further Quitclaimed to Russell Pardue and wife, Peggy A. Pardue by Quitclaim Deed from Glen Pardue and wife, Georgia Pardue, dated January 8, 1990, recorded January 30, 1990, of record in Book 8035, page 15, Register's Office for Davidson County, Tennessee; Charles Russell Pardue having since deceased.

Property also known as: 109 22nd Street, Old Hickory, TN

This is improved property also known as: 109 22nd Street, Old Hickory, TN 37138

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.

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, his heirs, successors and assigns, forever. Grantors do covenant with Grantee that Grantors 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. Grantors do further covenant and bind thierself, heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 1st day of August 2008.

Peggy A. Pardue

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 1st day of August 2008.

Notary Public
State of Tennessee at Large

My Commission expires: 7/24/2010

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds