Davidson County DEEDWARR
Recvd: 11/03/08 13:49 2 pgs
Fees:13.00 Taxes:1128.50
20081103-0109258

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***305,000.00.

Danny Keith Ellis
Affiant

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 30th day of October, 2008.

Notary Public

My Commission Expires: 9-30-09

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Samantha Gibb 4313 Brush Hill Road Nashville, Tennessee 37216	SAME	MAP 061-04-0 PARCEL 091.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Five Thousand and 00/100 Dollars ($***305,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Danny Keith Ellis, unmarried, and Shelia J. Pugh, unmarried, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Samantha Gibb, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly part of Lot No. 5 on the Plan of Map of A.J. McGaughey's Second Haysboro Subdivision, of record in Book 547, page 43, in the Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 5 fronts 100.0 feet on the west side of Brush Hill Road and runs back between parallel lines 200.0 feet to a dead line.

BEING the same property conveyed to Danny Keith Ellis and Shelia J. Pugh, tenants in common with right of survivorship, by Warranty Deed dated May 31, 2005, from Mary John Blankenship, of record as Instrument No. 20050603-0063407 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4313 Brush Hill Road, Nashville, Tennessee 37216.

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 and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2009 and all future years. The 2008 property taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the Plan of Map of A.J. McGaughey's Second Haysboro Subdivisoin of record in Book 547, page 43, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF we have hereunto set our hands on this the 30th day of October, 2008.

Danny Keith Ellis

Shelia J. Pugh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danny Keith Ellis and Shelia J. Pugh, the bargainors, 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 and official seal this 30th day of October, 2008.

Notary Public

My Commission Expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY