(2)

WARRANTY DEED

GEORGETTE R. KENNEDY — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

R-BR-09-0216

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF October, 2009.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 05-06-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy A. Waugh	New Owner (NAME)	
216 Wheeler Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	13306015000

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MABEL L. KING, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TROY A. WAUGH, UNMARRIED, AND BRIAN A. WAUGH, UNMARRIED, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING A PART OF LOT 38 ON THE PLAN OF HINCHEY PETWAY AS OF RECORD IN MINUTE BOOK I, PAGE 442, CHANCERY COURT AT NASHVILLE, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF WHEELER AVENUE AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO J.C. JOSLIN AND WIFE, ODESSA JOSLIN, BY DEED FROM JOHN B. MULLINS, JR. AND WIFE, OF RECORD IN BOOK 2339, PAGE 567, REGISTER'S OFFICE FOR SAID COUNTY; THENCE NORTH ALONG JOSLIN'S EAST LINE 319 FEET TO A POINT; IN THE SOUTH OR REAR LINE OF LOT NO. 7 ON THE PLAN OF PATTERSON GARDENS, SEC. II, OF RECORD IN BOOK 2330, PAGE 42, SAID REGISTER'S OFFICE; THENCE EAST ALONG THE LINE OF LOTS NO. 7 AND 9 OF SAID SUBDIVISION 73 FEET TO A POINT; THENCE SOUTH 319 FEET TO THE CENTER LINE OF WHEELER AVENUE; THENCE WEST WITH SAID AVENUE; 73 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HERBERT O. KING AND WIFE, MABEL L. KING BY WARRANTY DEED FROM JAMES H. BROWN, SR., A WIDOWER, RECORDED ON THE 7TH DAY OF MAY, 1985 IN BOOK 6550, PAGE 307, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Herbert O King is deceased.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN MINUTE BOOK I, PAGE 442, CHANCERY COURT AT NASHVILLE, TENNESSEE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 216 Wheeler Avenue, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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; and 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 GRANTEE(S), their 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.

BILL GARRETT, Davidson County
Trans:T20090073559 DEEDWARR
Recvd: 10/29/09 10:53 2 pgs
Fees:13.00 Taxes:414.40

20091029-0099852

Witness my/our hand(s) this 28th day of October, 2009.

Mabel L. King

Mabel L. King

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mabel L. King, the within named bargainor, 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, this the 28th day of October, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903