BILL GARRETT, Davidson County
Trans:T20100025016 DEEDWARR
Recvd: 04/27/10 12:02 2 pgs
Fees:13.00 Taxes:436.60
20100427-0031813

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Gina Payne
613 Templewood Drive
Nashville, TN 37214

MORTGAGEE
NONE

SEND TAX BILLS
New Owner

MAP-PARCEL:
096-11-0-078.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Estate of James Gregory Pigue,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John W. Payne and wife, Mae Payne, and Gina Payne, unmarried** hereinafter called 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 Lot No. 618, Cloverhill, Section VIII, of record in Plat Book 2331, Pages 10 and 11, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James G. Pigue by deed from Joanie L. Pigue, dated June 14, 1993 and filed for record in Book 9989, Page 120, Register's Office for Davidson County, Tennessee. The said James Gregory Pigue died intestate on June 28, 2009 and the decedents estate is being administered in the Seventh Circuit Probate Court of Davidson County, Tennessee, Docket No. 09P1733. James M. Pigue, Jr. executes this Warranty Deed pursuant to Order to Sell entered April 21, 2010. James Gregory Pigue and James G. Pigue are one and the same person.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5165, page 646; easements, covenants, conditions and all matters and notes as shown of record in Plat Book 2311, Pages 10 and 11, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **613 Templewood Drive Nashville, TN 37214.**

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 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; 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 Grantees, 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.

Witness our hands this 21st day of April, 2010.

Estate of James Gregory Pigue

By: James M. Pigue, Jr., Administrator

Administrator

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James M. Pigue, Jr., the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Administrator on behalf of the Estate of James Gregory Pigue and executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of April, 2010.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DEAN ROBINSON WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is **$118,000.00**.

AFFIANT

Subscribed and sworn to before me this 21st day of April, 2010.

NOTARY PUBLIC

My Commission Expires: 8-6-2013

ASHLEY RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY