Mail to

Parthenon Title Agency
109 Kenner Ave., Ste.100-B
Nashville, TN 37205

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-0796

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 191,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF November, 2010.

Notary Public
Commission Expires: 5-11-13

BILL GARRETT, Davidson County
Trans:T20100069281 DEEDWARR
Recvd: 11/02/10 08:33 2 pgs
Fees:13.00 Taxes:706.70
20101102-0087496

ADDRESS OF NEW OWNER:
Garland Fulghum
109 ~~106~~ Creasy Court
Joelton, TN 37080

SEND TAX BILLS TO:
Same

MAP & PARCEL
021-00-0-371.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN 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,

Bobbi Jo Nugent, married f/k/a Bobbi Jo Peacher

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Garland Fulghum and Nelda Fulghum, husband and wife

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:

Land in the First Civil District of Davidson County, Tennessee, being Lot No. 27 on the plan of Morgan Estates Subdivision, Section 3, as shown by plat of record in Plat Book 9700, page 38, as amended in Instrument Number 20020821-0101401, said amendment being re-recorded in Instrument Number 20020906-0108471,, in the 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 Bobbi Jo Peacher, a single person, by Warranty Deed from Jessica D. Lampley, dated 9/11/00 and recorded 9/14/00 in Instrument Number 20000914-0091286, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: ~~106~~ 109 Creasy Court Joelton, TN 37080.

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

Dated this the 5th day of October, 2010

Bobbi Jo Nugent

Bobbi Jo Nugent

Charlie Nugent

Charlie J. Nugent
By Bobbi Jo Nugent Attorney in Fact
Bobbi Jo Nugent, Attorney in Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bobbi Jo Nugent,** 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 at Brentwood Tennessee this 5th day of Oct., 2010.

Notary Public

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Commission Expires: 3/19/2013

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 5th day of Oct. 2010, 2010, before me personally appeared **Bobbi Jo Nugent** to me known to be the person who executed the foregoing instrument in behalf of **Charlie J. Nugent** as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said **Charlie J. Nugent** Witness my hand and official seal.

Notary Public

Commission Expires: 3/19/2013

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY