BILL GARRETT, Davidson County
Trans:T20100071014 DEEDWARR
Recvd: 11/09/10 08:40 4 pgs
Fees:22.00 Taxes:0.00
20101109-0089725

THIS DOCUMENT PREPARED BY	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).
JEFFREY MOBLEY Howard & Mobley, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Peggy C. Dughman, Trustee 404 Leake Avenue Nashville, Tennessee 37205	SAME	Map 117-04-0 Parcels 173.00 & 288.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Peggy C. Dughman, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Peggy C. Dughman, Trustee of The Peggy Dughman Belmont Boulevard Trust, established by the Revocable Trust Agreement of Peggy C. Dughman dated November 1, 2010**, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

The Grantor's spouse, Joseph K. Dughman, signs below to convey any rights he may have in the subject parcels by virtue of his marriage to Peggy C. Dughman.

WITNESS our hands this 1st day of November, 2010.

Peggy C. Dughman

Peggy C. Dughman

Joseph K. Dughman

Joseph K. Dughman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peggy C. Dughman, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of November, 2010.

My Commission Expires: _____

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 2, 2011

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph K. Dughman, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of November, 2010.

My Commission Expires: _____

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 2, 2011

Notary Public

EXHIBIT A

Legal Descriptions

Parcel 1: Map 117-04-0 Parcel 173.00 2713 Belmont Boulevard, Nashville, TN

LAND in Davidson County, Tennessee, being the southerly 88 feet of Lot No. 4 on the Map of Belmont Terrace, as of record in Book 421, page 101, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 4 fronts 88 feet on the westerly side of Belmont Boulevard and runs back between parallel lines, with the northerly margin of Wildwood Avenue, 180 feet to an alley.

Being the same property conveyed to Peggy K. Chaffin by deed from The Ibson Company of record in Book 5334, page 940, Register's Office for Davidson County, Tennessee.

This is improved property known as 2713 Belmont Boulevard, Nashville, Tennessee.

Peggy C. Dughman and Peggy K. Chaffin are one and the same person.

Parcel 2: Map 117-04-0 Parcel 288.00 2804 Belmont Boulevard, Nashville, TN

LAND in Davidson County, Tennessee, being Lots No. 58 and 59 on the Plan of Victoria Place, as of record in Book 332, page 10, Register's Office for said County.

SAID Lot No. 58 fronts 60 feet on the easterly side of Belmont Boulevard and runs back between parallel lines 160 feet to an alley.

SAID Lot No. 59 fronts 75 feet on the easterly side of Belmont Boulevard and runs back between parallel lines, with the northerly margin of Kirkwood, formerly Augusta Avenue, 160 feet to an alley.

Being the same property conveyed to Peggy K. Chaffin by deed from Donald E. Wagner and wife, Stella W. Wagner, of record in Book 5675, page 520, and re-recorded in Book 5746, page 519, Register's Office for Davidson County, Tennessee.

This is improved property known as 2804 Belmont Boulevard, Nashville, Tennessee.

Peggy C. Dughman and Peggy K. Chaffin are one and the same person.