Send Tax Statements To:
New Owner

Name and Address of New Owner:

Alvin Pugh, Jr.
2921 Summercrest Trail
Antioch, TN 37013

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
201 E. Main St., Suite 300
Murfreesboro, TN 37130

From Information Furnished By
The Parties

Map and Parcel:
164-10-A-395.00 CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **OLE SOUTH PROPERTIES, INC., a Tennessee Corporation,** has this day bargained and sold and does hereby transfer and convey unto **ALVIN PUGH, JR., a single person,** his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

BEING all of Lot No. 440 (Four Hundred Forty), SUMMERFIELD, VILLAGE NINE, as shown in Instrument Number 20060718-0086560, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING a portion of the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by deed from Amnon Shreibman and John Floyd, Tenants in Common, dated September 14, 2010, appearing of record in Instrument Number 20100922-0075231, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Declaration of Covenants, Restrictions and Conditions of record in Book 11588, page 484, Book 11669, page 376, Instrument Number 20010308-0021946, in Instrument Number 20010504-0046260, in Instrument Number 20030527-0071168, and in Instrument Number 20060724-0089080; By-Laws of record in Book 11648, page 662, Instrument Number 20010504-0046261; Charter of Homeowners Association of record in Instrument Number 20010326-0028531, and in Book 11648, page 660; Storm Water Detention Agreement of record in Instrument Number 20031028-0158502 and in Instrument Number 20000113-0004777; Permanent Easement to Tennessee Telephone Company of record in Instrument Number 20000824-0083643; and to any and all matters as shown on said plan of record in Instrument Number 20060718-0086560; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and restrictions of record.

BILL GARRETT, Davidson County
Trans:T20100080667 DEEDWARR
Recvd: 12/22/10 14:47 3 pgs
Fees:18.00 Taxes:591.96
20101222-0101912

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **ALVIN PUGH, JR., a single person,** his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is un-encumbered, except for the lien of the 2010 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 15 day of December, 2010.

OLE SOUTH PROPERTIES, INC.

BY: _____

Roger Case, Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Roger Case**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Vice President** of **OLE SOUTH PROPERTIES, INC., a Tennessee Corporation,** the bargainor, and that he as such **Vice President**, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained, by signing the name of the corporation by himself as its **Vice President**.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 15 day of December, 2010.

_____

NOTARY PUBLIC

My Commission Expires: 11/19/2013

SALLIE ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $159,990.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 15 day of December, 2010.

NOTARY PUBLIC
My Commission Expires: 11/19/2013

SALLIE ALLEN
STATE OF TENNESSEE

NOTARY PUBLIC
RUTHERFORD COUNTY