This Instrument Was Prepared By:

SMITH & HIRSCH, PLC
3250 Dickerson Pike, Suite 121
Nashville, TN 37207

BILL GARRETT, Davidson County
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20110224-0015336

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $143,500.00.

Raymond W. Pugh
Affiant

Subscribed and sworn to before me, this 24th day of February, 2011.

CAROLYN PIPHUS
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: My Commission Expires AUG. 23, 2011

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Raymond W. Pugh et al. 143 Southridge Drive Nashville, TN 37207	Greentree Mortgage Company, LP 10000 Lincoln Drive West, Ste. 5 Marlton, NJ 08053	060-03-0-069

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT that for and in consideration of the sum of Ten Dollars ($10.00) , cash in hand paid by RAYMOND W. PUGH and ARMECHIE O. PUGH, HUSBAND AND WIFE, (hereinafter referred to as GRANTEES), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, KAREN Y. COLLIER, UNMARRIED, (hereinafter referred as to as GRANTOR), have bargained and sold, and by these presents do transfer, convey, release and forever transfer to the GRANTEES, their heirs and assigns all rights, title, interest, claim or demand of GRANTOR in a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto lying and being in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee being Lot 50, as shown on the map entitled Oak Park Subdivision, of record as Plat Book 3600, page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot fronts 137.25 feet on the northerly side of South Ridge Drive and runs back 167.21 feet on the easterly line and 159.32 feet on the westerly line, to a dead line in the rear on which it measures 65.79 feet.

Being the same property conveyed to Karen Y. Collier, by deed from Louise Josephine Dunn Murray, of record as Instrument No. 20001101-0108533, dated October 31, 2000, said Register's Office.

This conveyance is made subject to the following encumbrances:

Matters shown on the Plan of record as Plat Book 3600, page 84, said Register's Office;

Restrictive Covenants contained in instrument of record as Book 8493, page 313, said Register's Office;

All easements or encumbrances of record that may affect the property; and

2011 property taxes, a lien but not yet due.

This is improved property known as 143 Southridge Drive, Nashville, Tennessee 37207.

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, GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons whomsoever. Whenever 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 my hand, this 24th day of February, 2011.

Karen Y. Collier

KAREN Y. COLLIER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned notary public in and for said County and State, the within named **KAREN Y. COLLIER**, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument (Warranty Deed) for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 24th day of February, 2011.

RENARD A. HIRSCH, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: My Commission Expires JULY 5, 2011