Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
George R. Wauford
4051 Old Hickory Blvd.
Old Hickory TN 37138

SEND TAX BILL TO:
Owner

MORTGAGEE:
Citizens Bank
407 Main St.
Carthage, TN 37030

BILL GARRETT, Davidson County
Trans:T20110071797 DEEDWARR
Recvd: 11/14/11 14:49 3 pgs
Fees:18.00 Taxes:284.90
20111114-0088872

MAP 53-8
GROUP
PARCEL 132 & 133

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 consideration, the receipt and sufficiency of which are hereby acknowledged, **Ron Pugh, Successor Trustee,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **George R. Wauford and wife, Linda Wauford**, 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:

See Exhibit A attached hereto and incorporated herein.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **306 28th St., 308 28th St., Old Hickory, Tennessee 37138.**

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, GRANTOR does covenants with the said GRANTEES that he 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, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 my hand this the **8th** day of **November, 2011.**

Ron Pugh

Ron Pugh, Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ron Pugh, Successor Trustee**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 8th day of November, 2011.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 11/14/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $77,000.00.

George R Whitford

AFFIANT

Subscribed and sworn to before me on this 8th day of November, 2011.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 11/14/2012

Exhibit A

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 4 of Block 17 on the Plan of Dabbs and Elliott Subdivision No. 1, Old Hickory, of record in Plat Book 547, page 127, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Beverly D. Kelley, Trustee under Revocable Trust Agreement of Leona Kelley by Quitclaim Deed dated June 11, 2009 from Leona T. Kelley of record in Instr. 20090622-0057597, Register's Office, Davidson County, Tennessee. The said Leona T. Kelley having since died and the said Beverly D. Kelley, Trustee, having since died, Ron Pugh, is named as Successor Trustee in Abstract of Trust of Leona T. Kelley of record in Instr. 20090622-0057596, Register's Office for Davidson County, Tennessee. And further being the same property conveyed to Leona T. Kelley by Warranty Deed dated November 4, 1966 from Samuel C. Saylors and Vera Saylors of record in Book 4076, page 595, Register's Office, Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 3 of Block 17 on the Plan of Dabbs and Elliott Subdivision No. 1, Old Hickory, of record in Plat Book 547, page 127, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Beverly D. Kelley, Trustee under Revocable Trust Agreement of Leona Kelley by Quitclaim Deed dated June 11, 2009 from Leona T. Kelley of record in Instr. 20090622-0057598, Register's Office, Davidson County, Tennessee. The said Leona T. Kelley having since died and the said Beverly D. Kelley, Trustee, having since died, Ron Pugh, is named as Successor Trustee in Abstract of Trust of Leona T. Kelley of record in Instr. 20090622-0057596, Register's Office for Davidson County, Tennessee. And further being the same property conveyed to Leona T. Kelley by Warranty Deed dated November 30, 1953 from Addie Mae Ford of record in Book 2241, page 28, Register's Office, Davidson County, Tennessee.