FOR RECORDING PURPOSES

LTIC File No.46182 File Box 49

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $116,350.00

Tija Letice Ward
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: May 26, 2000

Erla J. Grumman
NOTARY PUBLIC

COMMISSION EXPIRES: 4/30/03

ERLA J. GRUMMAN NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

Instr:200005310053936 Page: 1 OF 2
REC'D FOR REC 05/31/2000 11:45:15AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $430.50

CORPORATE FORM
WARRANTY DEED

**THIS INSTRUMENT PREPARED BY:**

**Lawyers Title Insurance Corporation**

**424 Church Street, Suite 200, Nashville TN 37219**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Tija Letice Ward<br>3405 Anderson Rd.#229<br>Antioch, TN 37013 | New Owners | 136-15-A/62 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Pulte Homes Tennessee Limited Partnership**

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Tija Letice Ward,an unmarried woman and Joe Cefort Ward and wife Annie Ruth Ward**

HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND in Davidson County, Tennessee, being Unit No. 62, on the First Revision to Phase 2 Final Plat, Watercrest Townhomes, as shown on plat of record in Plat Book 11190, page 81, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING a portion of the property conveyed to Radnor Homes, Inc., by Deed of Record in Book 10784, page 167, Register's Office for Davidson County, Tennessee. For further reference see Affidavit recorded in Book 11356, page 464, said Register's Office.

THIS IS (xx) IMPROVED () UNIMPROVED PROPERTY KNOWN AS: 3405 Anderson Rd unit#229 Antioch, TN 37013

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said GRANTEE, its heirs or successors and assigns in fee simple forever. The said GRANTOR does hereby covenant with the said GRANTEE that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons. 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,** this date: May 26, 2000

Pulte Homes Tennessee Limited Partnership

By: Marian C. Dunkerley
Marian C. Dunkerley

**NOTARY ACKNOWLEDGEMENT**

(Corporate Notary Acknowledgement)
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned , a Notary Public within and for the State and County aforesaid,personally appeared Marian C. Dunkerley with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the Closing Coordinator of the Pulte Homes Tennessee Limited Partnership a corporation, and that as such Closing Coordinator being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at Nashville, Tennessee on this date of _____

May 26, 2000

Notary Public

ERLA J. GRUMMAN NOTARY PUBLIC AT LARGE HERFORD COUNTY, TN

Commission Expires: 4/22/01

*FURNISHED BY:*

***Lawyers Title Insurance Corporation***
***424 Church Street, Suite 200***
***Nashville TN 37219***