WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/02 08:33 2pgs
Fees:13.00 Taxes:273.80

20020328-0037883

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

Valerie D Bracey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2002.

Tracy K. Love
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

TRACY K. LOVE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE My Commission Expires May 24, 2003

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valerie D. Bracey	Pulte Mortgage Corporation	071-16-0-388.00
(NAME)	(NAME)	
1360 Rosedale Court	7475 South Joliet Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Englewood , Colorado 80112	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, J.D. Matthews, widower, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Valerie D. Bracey, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Joy Gardens, of record in Book 3842, page 68, said Register's Office.

Said Lot No. 5 fronts 42 feet on the westerly side of Rosedale Court and runs aback 146.92 feet on the northerly side and 203.12 feet on the southerly side to a line at the rear on which it measures 101.66 feet thereon.

Being the same property conveyed to J.D. Matthews and wife, Overa Matthews, by deed from W. L. Bainbridge Company, of record in Book 4034, page 982, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1360 Rosedale, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 15th day of March, 2002.

J.D. Matthews by Claude E. McCathern

Claude McCathern, Attorney-in-Fact

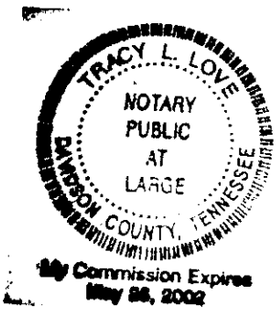
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 15th day of March, 2002 before me personally appeared Claude McCathern, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of J.D. Matthews , and who acknowledged that he executed the same as the free act and deed of the said J.D. Matthews by virtue of the Power of Attorney, duly executed by the said J.D. Matthews and appearing of record as Instrument No.200108200089665 said Register's Office.

Witness my hand and official seal at Nashville, Tennessee this 15th day of March, 2002.

Commission expires:



Tracy L Love

Notary Public