**THIS INSTRUMENT PREPARED BY:**

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 54,000.00

Onorio Mireles Ortiz
Affiant

Subscribed and sworn to before me, this 10th day of May, 2002

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Mitchell A Watts
Notary Public

My Commission Expires: 10.17.05

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| ONORIO MIRELES ORTIZ<br>710 52nd Avenue, North<br>Nashville, Tennessee 37209 | PULTE MORTGAGE CORPORATION<br>7475 S. Joliet Street<br>Englewood, Colorado 80112 | PART OF<br>MAP 91-11<br>PARCEL 210 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY FOUR THOUSAND AND NO/100---------- ---------- ($ 54,000.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , CHARLES F. CAUDELL, II, MARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto ONORIO MIRELES ORTIZ, UNMARRIED

hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 2 as shown on the Resubdivision Plat for Map 91-11, parcel 210 or 5111 Indiana Avenue of record as Instrument No. 20020506-0055202 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Charles F. Caudell, II, a married man, by deed from Harrison Y. N. Yang and wife, Holing Yang, of record as Instrument No. 20011023-0115761 and as re-recorded as Instrument No. 20011126-0128651 in the Register's Office for Davidson County, Tennessee.

STEPHANIE S. CAUDELL, spouse of Charles F. Caudell, II, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

Davidson County DEEDWARR
Recvd: 05/14/02 13:23 2pgs
Fees:13.00 Taxes:199.80
20020514-0059172

This is improved property known as 710 52nd Avenue, North, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Resub of Map 91-11, Parcel 210 or 5111 Indiana Ave of record in Book _____, page **, Register's Office for Davidson County, Tennessee.
**Instrument No. 20020506-0055202

GRANTOR___ FURTHER COVENANTs__ and bind_s_ himself___, _his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, _his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my__ hand___on this the __10th__ day of _____May_____, 2002__.

CHARLES F. CAUDELL, II

STEPHANIE S. CAUDELL

BY: _____
ATTY IN FACT
Charles Caudell, Attorney in Fact

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES F. CAUDELL, II, MARRIED, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____he_____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this ___10th_ day of _____May, 2002_____.

My Commission Expires: October 12, 2005

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

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**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES CAUDELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEPHANIE S. CAUDELL, and acknowledged that he executed the same as the free act and deed of the said STEPHANIE S. CAUDELL.

WITNESS my hand and seal this 10th day of May, 2002.

Notary Public

My Commission Expires: 10/12/05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee