RECORD & RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 11/19/02 11:25 2pgs
Fees:13.00 Taxes:481.00

20021119-0143277

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $130,000.00

Debbie A. Treadway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF November, 2002.

NOTARY PUBLIC

My Commission Expires 12/6/05

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #18970SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Teresa J. Brewer 4103 Dakota Avenue Nashville, TN 37209	Pulte Mortgage Corporation 7475 South Joliet Street Englewood, CO 80112	91-16-267

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Julie Cobb, Unmarried**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Teresa J. Brewer, Unmarried ,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 and the westerly 10 feet of Lot No. 8 on the Map of Charlotte Avenue, Church of Christ Addition to West Nashville, as of record in Book 547, page 199,Register's Office for said County.

Said Lot and part of said lot adjoin and front together 60 feet on the south side of Dakota Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Julie Cobb, unmarried, by deed from Charlsie Sterry Holmes, Robert Sterry and Ralph Sterry, being the heirs of Isedora Hudgins Sterry and Charlsie Sterry Holmes and Donald Arkovitz, as Co-Executors, of record in Book 10370, page 490, Register's Office for Davidson County,Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been paid by the seller and prorated by the parties; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Subject to Urban Zoning Overlay of record as Metro Bill No. BL-2000-476, of record in the Metro Clerks Office for Davidson County, Tennessee; and

This property is also known as improved property located at 4103 Dakota Avenue, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands this 18 day of November, 2002.

Julie Cobb

Julie Cobb

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 18, 2002, before me personally appeared **Julie Cobb** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal this 18 day of November, 2002.

NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
April N. Provo
My Commission Expires
Sept. 24, 2005
STATE OF TENNESSEE