WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/13/02 12:34 2pgs
Fees:13.00 Taxes:346.32
20021213-0153945

REBECCA HUDSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 10, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~93,600.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December 20 02

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Ashley Jones (NAME)	Pulte Mortgage Corp. (NAME)	MAP 84-1
2617 Carter Ave. (ADDRESS)	7475 South Joliet Street (ADDRESS)	PARCEL 30
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Englewood, CO 80112 (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, Gary R. Winfree and Glenn M. Winfree, Devisees of the Estate of Juanita M. Winfree,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian Ashley Jones

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:

BEING Lot No. 421 on the Plan of Dugger Heights, Section IV, as of record in Book 2083, page 86, Register's Office for Davidson County, Tennessee.

Said lot No. 421 fronts 92 feet on the northerly side of Carter Street and runs back between lines 222.8 feet on the west line and 222.8 feet on the east line to a dead line in the rear, measuring 92.1 feet thereon.

Being the same property conveyed to Leslie D. Winfree and wife, Juanita Marie Winfree, by deed from Frank Lehman and wife, Rebecca Lehman, of record in Book 2693, page 313, said Register's Office. The said Juanita Marie Winfree now being deceased. The said Leslie D. Winfree having predeceased Juanita Marie Winfree. The Grantors herein execute this instrument as the Devisees of the Esatate of Juanita Marie Winfree pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, TN, File No. 01P-1768.

This conveyance is subject to Restrictive Covenants of record in Book 2275, Page 279, Register's Office for said County.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in

CONTINUED

This is improved (X) unimproved ( ) property, known as 2617 Carter Avenue, Nashville, TN 37206 (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 our hand s. this 9th day of December, 20 02

Gary R. Winfree
Gary R. Winfree

Glenn M. Winfree by Gary R. Winfree att in fact
Glenn M. Winfree

Glenn M. Winfree and Glenn Michael Winfree being one and the sam person.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon_____oath(s) 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 at office at _____on this the _____ day of _____ 20_____ .

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, the within named Gary R. Winfree, 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 on behalf of Glenn R. Winfree, as his Attorney in Fact, as the free act and deed of the within named Glenn R. Winfree.

Witness my hand and official seal at Nashville, this 9th day of December, 2002.

My Commission Expires: 1/31/04

Notary Public

ANITA LEIGH LEWIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Power of Attorney of record in Instr. _____, said Register's Office.

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 Gary R. Winfree, 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 at Nashville, this 9th day of December, 2002.

My Commission Expires: 1/31/04

Notary Public

Continued from Page 1:
Plat Book 2083, page 86, said Register's Office.