This instrument prepared by and return to:
Ruth Foran, an employee of
First American Title Insurance Company
315 Deadrick Street, Amsouth Center, Suite 2055
Nashville, Tennessee 37238
(615) 256-6601

File No.: **2036-128234**

Davidson County DEEDWARR
Recvd: 12/27/02 15:37 2pgs
Fees:13.00 Taxes:795.13
20021227-0160007

WARRANTY DEED

THIS INDENTURE, made and entered into this **Nineteenth day of December, 2002**, by and between **Pulte Homes Tennessee, Limited Partnership**, parties of the first part, and **Michael V. Torlone and Mary Lynn Bryson, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Brentwood**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 26, STERLING OAKS, PHASE II, as shown on plat of record in Plat Book 11190, Page 141, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to the Grantor(s) herein as shown in Deed of record in Book 11523, page 620, Register's Office for Davidson County, Tennessee.

Parcel ID # **172-5-B-94.00CO**
x Improved OR
Unimproved property located at: **5833 Sterling Oaks Drive, Brentwood, Tennessee 37027**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth ABOVE:

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Pulte Homes Tennessee, Limited Partnership
By: Radnor Homes, Ins.
General Partner

Jill Raines

By: Jill Raines, Designated Agent and Attorney in Fact

Owner's Name: **Michael V. Torlone and Mary Lynn Bryson**

and Address: **5833 Sterling Oaks Drive**
Brentwood, TN 37027

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Pulte Mortgage Corporation
7475 South Joliet Street
Englewood, CO 80112

State of TN

County of Davidson

Before me, Ruth M. Foran (name of notary public) of the State and County mentioned, personally appeared Jill Raines with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Designated Agent and Attorney in Fact (president or other officer authorized to execute the instrument) of Warranty Deed the within named bargainor, a corporation, and that such (president or other officer), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as (president or other officer).

Witness my hand and Seal at office in Davidson County, TN this **Nineteenth day of December, 2002.**

Notary Public

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: January 26, 2004

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$214,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Michael V. Perlowe

Affiant

Subscribed and sworn to before me this **Nineteenth day of December, 2002.**

Notary Public

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: January 26, 2004