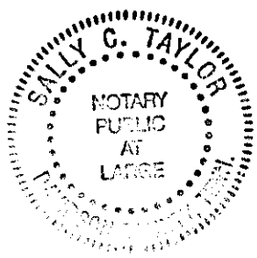
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 174,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF January, 2003
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gretchen L. Swift (NAME)	Pulte Mortgage Corporation (NAME)	MAP 104-1
3806 Nebraska Avenue (ADDRESS)	7475 South Joliet Street (ADDRESS)	PARCEL 208
Nashville, TN 37209 (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, Christine Evans Royer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gretchen L. Swift

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. 3 on the map showing subdivision of Lot Nos. 80, 81 and 82 in West Grove Subdivision as of record in Book 647, page 14, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the northerly side of Nebraska, formerly Grand Avenue, and runs back between parallel lines, with the westerly margin of an alley, 150 feet to a dead line.

Being the same property conveyed to Christine Evans Royer by deed from Michelle L. Labruyere and Janel Mehuron of record in Instrument No. 200004140037851, Register's Office for Davidson County, Tennessee.

Jefferey N. Copeland joins in this conveyance to convey any interest he may have as the husband of Christine Evans Royer.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 547, page 14, said Register's Office.

The legal description is the same as the previous deed of record.

Taxes for the year 2003 are prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 02/03/03 16:00 2pgs
Fees:13.00 Taxes:645.65



20030203-0014842

unimproved ( )
This is improved (X) property, known as 3806 Nebraska Avenue, Nashville, TN 37209
(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 31st day of January, 2003

Christine Evans Royer
Christine Evans Royer

Jefferey N. Copeland

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 Christine Evans Rover and Jefferey N. Copeland

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~he~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 2003.

Commission expires 1/25/05

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 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 _____, _____.

My commission expires _____

Notary Public