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Davidson County DEEDWARR
Recvd: 05/21/03 09:23 2pgs
Fees:13.00 Taxes:332.63
20030521-0069079

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of April, 2003.

Notary Public

My Commission Expires: 5/24/05

SHIRLEY A. BEESLEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Cesar Contreras
304 Tampa Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Pulte Mortgage Corp.
P.O.Box 3048
Englewood, CO 80155

MAP-PARCEL NUMBERS:
133-16-95

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Pamela Elaine Elliott, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Cesar Contreras and wife, Martha Contreras,** hereinafter referred to as 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, bieng Lot No. 40 on the Plan of Kenilworth Estates, Section III, of record in Plat Book 2900, pages 149, and 150, Register's Office for Davidson County, Tennessee, for a more complete and accurate legal description.

**Being the same property conveyed to Pamela Elaine Elliot by Quitclaim Deed from Andrew H. Elliot, of record in Book 10206, page 748, Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 2900, Pages 149 and 150, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3221, Page 445, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 304 Tampa Drive, Nashville, Tennessee 37211.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 30th day of April, 2003.

Pamela Elaine Elliott

**Pamela Elaine Elliott**

**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 Pamela Elaine Elliott, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2003.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires MAR. 27, 2005