Return to: Jack Case Wilson
B-3454 Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/04/03 15:50 2pgs
Fees:13.00 Taxes:1156.99
20030604-0076722

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $312,700.00

Brenda J. Morrell
Affiant

Subscribed and sworn to before me, this _____ day of April 2003.

Notary Public
My commission expires: ~~04/21/07~~ 4/26/06

WILLIAMSON COUNTY, TENNESSEE NOTARY PUBLIC AT LARGE JACK CASE WILSON

Address of New Owner:	Send Tax Bills to:	Tax Information
James R. Morrell	Pulte Mtg LLC	172-14-0-B/127.00
1428 Wexford Downs Lane	7475 South Joliet St.	
Nashville TN 37211	Englewood, CO 80112	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Hallmark Homes, Inc. a TN corporation hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to James R. Morrell and wife Brenda J. Morrell hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 127 on the plan of Winfield Park Phase 2, Section , P.U.D. of record in Instrument No. 20000804-0077802 and amended in Instrument No. 20010313-0024106 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hallmark Homes, Inc. by deed from Danco Property Investments, L.L.C. of record in Instrument No. 20020910-0109665 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2003 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Winfield Park Phase 1 Section 1 of record in Instrument No. 20000804-0077802 and amended in Instrument No. 20010313-0024106 for Davidson County, Tennessee 3) Easements of record in Book 11124 page 852 and Book 11628 page 204 and Book 11744 page 254 4) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 11113 page 691 and in any allied instruments(s) referred to in said restrictions.5) Bylaws for Winfield Park Homeowners Association of record in Book 11113 Page 717

This property is improved property known as 1428 Wexford Downs Lane, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

Hallmark Homes, Inc.

By: _____
Dan Morehouse
President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Dan Morehouse, with whom I am personally acquainted, and who acknowledged themselves to be the President of Hallmark Homes, Inc. a Tennessee corporation the within named bargainor, and as such President being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Hallmark Homes, Inc.

Witness my hand, at office, this 30th day of April, 2003.

_____
Notary Public

My Commission expires: 04/21/07

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.