Davidson County DEEDWARR
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Fees:13.00 Taxes:370.00

20030605-0077508

WARRANTY DEED

G-CBB-03-5451

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Patricia Coffelt
Affiant

Subscribed and sworn to before me, this 29th DAY OF May, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Coffelt	Pulte Mortgage, LLC	
5451 Buena Vista Road	(NAME) 7475 South Joliet Street	049-00-0-051.00
(ADDRESS) Whites Creek, Tennessee 37189	(ADDRESS) Englewood, CO 80112	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THELMA WHITE MCKEE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PATRICIA COFFELT, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being in the 14th Civil District of said County, and being known as Lot No. 6 on the Map of W.H. Thompson's unrecorded Subidivision at White's Creek, Tennessee and described as follows:

BEGINNING at a point in the center of Buena Vista Pike, at the corner to the Lot No. 5, and 550 feet south of the Church Property; thence South 82 1/2 degrees West 250 feet to a stake, a corner of Lot No. 5, in W.H. Thompson's Line; thence South 9 degrees East 100 feet to a stake, corner to Lot No. 7; thence North 82 1/2 East 250 East to a point in the centerline of Buena Vista Pike; a corner of Lot No. 7; thence with the centerline of said Pike, North 9 degrees West 100 feet to the beginning.

Being the same property conveyed to Grover J. McKee and wife, Thelma White McKee by Quitclaim Deed from Grover J. McKee as of record in Book 4883, Page 205, Register's Office for Davidson County, Tennessee, executed on January 21, 1975 and filed on January 22, 1975. Grover J. McKee having since died on July 25, 1992.

This conveyance is subject to Sewer/Drainage Easement of record in Book 5141, Page 744, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5451 Buena Vista Road, Whites Creek, Tennessee 37189
(House Number) (Street) (P.O. Address) (Cty 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 29th day of May, 2003.

Thelma White McKee by Mike McKee Atty in Fact
Thelma White McKee by Mike McKee, Atty-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 29 day of May 2003, 2003, before me personally appeared Mike McKee to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Thelma White McKee and who acknowledged that he/she executed the same as the free act and deed of the said Thelma White McKee by virtue of that Power of Attorney, duly executed by the said Thelma White McKee on May 22, 2003 and recorded concurrently herewith in Instrument No. _____ or Book X, Page _____, Register's Office for Davidson County, Tennessee.

* 20030605-0077507

Witness my hand and official seal at Nashville, Tennessee this 29 day of May, 2003.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903