Davidson County DEEDWARR
Recvd: 06/10/03 09:08 2pgs
Fees:13.00 Taxes:379.25

20030610-0079643

# WARRANTY DEED

PUGLIESE-03MT0059-B1

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF May, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ANGELA L. McCLANAHAN NOTARY PUBLIC AT LARGE ROBERTSON COUNTY TN
My Commission Expires 5/12/2004

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joseph A. Pugliese a single man | First Horizon Home Loan | 104-08-G-5 CO |
| (NAME) | (NAME) | |
| 1711 18th Ave. South Unit B1 | 10741 King Williams | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37212 | Dallas, TX 74220 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CATHY BERGHOLTZ, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOSEPH A. PUGLIESE A SINGLE MAN, 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:

Being Unit No. B-1 as shown on Plan of Arlington Court Condominiums of record in Book 6806, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Catherine E. Dean by Quitclaim Deed from William H. Dean of record in Book 10684, page 212, Register's Office for Davidson County, Tennessee, dated 07/02/97, filed 11/14/97, by virtue of Divorce Decree and Marital Dissolution Agreement Civil Action NO. 96D-2160. Catherine E. Dean is married and Catherine E. Dean and Cathy Bergholtz are one and the same.

unimproved ( )
This is improved (X) property, known as 1711 18th Ave. South Unit B1, Nashville, Tennessee 37212
(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/our hand(s) this 30th day of May, 2003.

Cathy Bergholtz

This is not the principal resident of grantor and homestead interest does not apply.

**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 Cathy Bergholtz, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of May, 2003.

My Commission Expires:

ANGELA L. McCLANAHAN NOTARY PUBLIC AT LARGE ROBERTSON COUNTY TN
My Commission Expires 5/12/2004

Notary Public

Stewart Title Guaranty Company

Commitment Number: PUGLIESE-03MT0059-B1

**SCHEDULE C**

**PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

Being Unit No. B-1 as shown on Plan of Arlington Court Condominiums of record in Book 6806, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Catherine E. Dean by Quitclaim Deed from William H. Dean of record in Book 10684, page 212, Register's Office for Davidson County, Tennessee, dated 07/02/97, filed 11/14/97, by virtue of Divorce Decree and Marital Dissolution Agreement Civil Action NO. 96D-2160. Catherine E. Dean is married and Catherine E. Dean and Cathy Bergholtz are one and the same.