WARRANTY DEED

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

Davidson County DEEDWARR
Recvd: 08/05/03 12:04 2pgs
Fees:13.00 Taxes:368.15

20030805-0110861

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires APRIL 28, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,500.00

Cynthia Dianne Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2003.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert C. Spurgeon	Pulte Mortgage	MAP 91-01 PARCEL 96
(NAME) 717 23RD STREET	(NAME) 7475 South Joliet St.	
(ADDRESS) NASHVILLE, TN 37209	(ADDRESS) Englewood, CO 80112	
(CITY) (STATE) (ZIP)	(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, **CYNTHIA DIANNE JOHNSON AND HUSBAND, DANIEL BRAVO**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT C. SPURGEON*** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: * and wife, Allyson Spurgeon

Land in Davidson County, Tennessee, being Lot No. 4, on the plan of Hullett Subdivision, of record in Book 8250, page 317, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cynthia Dianne Johnson by deed of record in Book 10002, page 688, Register's Office for Davidson County, Tennessee; the said Cynthia Dianne Johnson having since married, having retained her name of Cynthia Dianne Johnson.

DANIEL BRAVO joins in this conveyance for the purpose of conveying any right, title or interest, which he may have, marital or otherwise, in and to subject property.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 717 23rd Street, 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 our hands this 31st day of July 2003.

Cynthia Dianne Johnson

Daniel Bravo

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, Cynthia Dianne Johnson and husband, Daniel Bravo the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2003.

Commission expires:

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires APRIL 28, 2004