SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/26/03 10:40 3pgs
Fees:18.00 Taxes:418.10

20030826-0123545

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August 20 03

Notary Public

MY COMMISSION EXPIRES: 5/23/2005
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fidencio Anguiano (NAME)	Pulte Mortgage, LLC (NAME)	MAP 75-14
8201 Gordan Lane (ADDRESS)	7475 S. Joliet Street (ADDRESS)	PARCEL 13
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Englewood, CO 80112 (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, Mattie Ann Cordell and husband, Michael Wayne Cordell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fidencio Anguiano and wife, Ramona Anguiano

HEREINAFTER CALLED THE 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 described as follows:

Being Lot No. 111 on the Map of Hermitage Estates, of record in Book 3300, Pages 70 and 71, Register's Office for said County, as follows:

Beginning at a point in the west margin of Gordon Lane, the common front corner of Lots 111 and 141; thence westwardly 112.1 feet to a point; thence southwardly 120.0 feet to a point in the north margin of Luree Lane; thence eastwardly 120.7 feet to a point, which is the beginning of a curve; thence around said curve, 39.3 feet to a point in the west margin of Gordon Lane; thence northeastwardly 127.5 feet to the point of beginning.

BEING the same property conveyed to Mattie Ann Cordell by Quitclaim Deed from Michael Wayne Cordell, of record in Book 10377, Page 427, Register's Office for said County. See also Quitclaim Deed of record in Book 4585, Page 220; Divorce Decree of record in Book 4540, Page 565; and Warranty Deed of record in Book 3973, Page 699, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3403, Page 556, Register's Office for said County.

CONTINUED

unimproved ( )
This is improved (X) property, known as 8201 Gordon Lane, Hermitage, TN 37076
(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 hand s this 22nd day of August, 20 03

Mattie Ann Cordell
Mattie Ann Cordell

Michael Wayne Cordell
Michael Wayne Cordell

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 Mattie Ann Cordell and husband, Michael Wayne Cordell

the bargainor s, with whom I am personally acquainted or proved to me 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 at Nashville Tennessee, this 22nd day of August 2003

Commission expires 4/29/05

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

The said Michael Wayne Cordell joins in this conveyance to convey any and all marital interest he may have in said property.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3300, Page 70 and 71, said Register's Office.