Davidson County DEEDWARR
Recvd: 09/04/03 09:31 2pgs
Fees:13.00 Taxes:558.70
20030904-0128364

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 151,000.00

Affiant

Subscribed and sworn to before me, this 25th day of August, 2003

Notary Public

My Commission Expires: 10.17.05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
STANLEY L. MITCHELL 1017 Todd Pries Drive Nashville, Tennessee 37221	PULTE MORTGAGE, LLC 7475 South Joliet Englewood, Colorado 80112	MAP 142-5-C PARCEL 57

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY ONE THOUSAND AND NO/100---------- ($ 151,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, we, WALTON D. BARKER AND GERALD A. WINER, BOTH UNMARRIED hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto STANLEY L. MITCHELL AND WIFE, TRACY S. MITCHELL 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, to-wit:

BEING Unit No. S-405 of Phase One, Section Four, River Plantation Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 4892, page 440, as amended in Book 4956, page 756, the plat of which is of record in Book 4860, pages 17-19, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more complete description.

BEING the same property conveyed to Walton D. Barker and Gerald A. Winer, expressly as joint tenants with rights of survivorship and not as tenants in common, by deed from Buell Denny Bone and wife, Margaret Sue Bone, of record as Instrument No. 200005300053379 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1017 Todd Pries Drive, Nashville, Tennessee 37221

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.

GRANTOR s COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Phase I, Section 4, River Plantation of record in Book 4892, page 440, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves , their heirs and representatives to warrant and forever defend the title to the said GRANTEE s , their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 25th day of August, 2003 .

WALTON D. BARKER

GERALD A. WINER

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 WALTON D. BARKER AND GERALD A. WINER, BOTH UNMARRIED, 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 this 25th day of August, 2003.

My Commission Expires: October 12, 2005

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ 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 this _____day of _____.

My Commission Expires: _____

Notary Public