1

WARRANTY DEED

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

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

/Sergio Hurtado
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF August 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USATITLE & ESCROW, INC., 1802 Williamson Court, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pedro Hurtado, and wife, Maria de Jesus Hurtado, and Sergio Hurtado, unmarried	Pulte Mortgage LLC	162.03-0-098.00
(NAME)	(NAME)	
100 Mclendon	P.O. Box 5226	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Denver, CO 80217-9653	
(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, Ronnie E Harper Sr. and wife, Karen K. Harper, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pedro Hurtado and wife, Maria de Jesus Hurtado, and Sergio Hurtado, unmarried, joint tenants with right of survivorship, 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:

Being Lot No. 41 on the Plan of Colewood Hills, Section 1, as of record in Plat Book 4300, page 130, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ronnie E. Harper, Sr., and wife, Karen K. Harper, by Deed from Robert E. Oglesby and Larry J. Oglesby, dated September 30, 1994, and recorded October 4, 1994, I Book 9482, page 993, said Register's Office.

unimproved

This is improved ✓ property, known as 100 Mclendon, Antioch, TN 37013
(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 29th day of August, 2003.

Ronnie E Harper Sr.

Karen K. Harper

Davidson County DEEDWARR
Recvd: 09/08/03 13:57 2pgs
Fees:13.00 Taxes:484.70

20030908-0130863

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, personally appeared Ronnie E. Harper, Sr., and Karen K. Harper, the within named bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal in office, this 29 day of AUGUST, 2003.

David Paul Anderson
NOTARY PUBLIC

My Commission Expires: _____

