Box 34

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2003.

Vanessa Allen
Notary Public

MY COMMISSION EXPIRES: 7/9/04
(AFFIX SEAL)

VANESSA E. ALLEN NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
Cumberland Title Company
1630 NW Broad Street, Suite #100
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 10/23/03 14:12 2pgs
Fees:13.00 Taxes:349.65
20031023-0156953

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clemencia Cana-Toc	Pulte Mortgage Corporation	119-06-O-197
(NAME) 66 Lutie Street	(NAME) 7475 South Joilet Street	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Englewood Colorado 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, **Edwin A. Beard and Wife, Theresa G. Beard** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clemencia Cana Toc and Juan Hernandez , 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. 122 on the Plan of Part of the W.C. Miller Home Place as Sterling Heights, Section Four, of record in Plat Book 1835, Page 9, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 122 fronts 80 feet on the north side of Lutie Street and runs back between lines, 166.4 feet on the west line and 165.5 feet on the east line to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Edwin A. Beard and wife, Theresa G. Beard by deed from Kathleen Rucker as of record in Book 5797, Page 64, Register's Office for Davidson County, Tennessee, executed on 09/18/81 and filed on 09/22/81.

Being the same property conveyed to Edwin A. Beard and Wife, Theresa G. Beard by deed from Kathleen Rucker of record in Deed Book 5797, page 64, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 1875, page 138, Register's Office for said County.

· unimproved ☐

This is improved ☒ property, known as 66 Lutie Street, Nashville, TN 37210

(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 17th day of October, 2003.

Edwin A. Beard

Theresa G. Beard

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 Edwin A. Beard and Theresa G. Beard the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of October, 2003
My Commission Expires: 7/9/06

TENNESSEE NOTARY PUBLIC AT LARGE RUTHERFORD CO.

Notary Public

File Number23090579

RETURN TO:
Cumberland Title Company
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Murfreesboro, TN 37129