BOX 34

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/23/03 08:56 2pgs
Fees:13.00 Taxes:425.13

20031223-0182137

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December, 2003

Notary Public

MY COMMISSION EXPIRES: January 18, 2005
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nixon A. Gutierrez (NAME)	Pulte Mortgage, LLC (NAME)	MAP: 53-16
402 Pitts Avenue (ADDRESS)	7475 South Joliet Street (ADDRESS)	PARCEL: 79.00
Old Hickory, Tennessee 37138 (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, Jamie N. Caldwell Walker, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nixon A. Gutierrez and Maria R. Romero

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:

Described according to survey by Kohl-Coode & Associates, dated July 10, 1974 as follows:

BEGINNING at a point on the East margin of Pitts Avenue, said point being the South margin of the G.M. Kilpatrick property; thence with the Kilpatrick Line, South 54 degrees 47 minutes East 286.6 feet to a point in the West Margin of the Kenneth P. Cantrell property; thence with same, South 31 degrees 07 minutes West 64 feet to an iron pin in the North margin of the Anderson Williams property; thence with the same, North 58 degrees 23 minutes West 285.0 feet to an iron pin in the East margin of Pitts Avenue; thence with the same, North 30 degrees 30 minutes East 82 feet to the point of beginning.

For source of title reference is made to Book 6128, Page 542, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines, recorded or unrecorded.

Robert L. Walker, husband of Jamie N. Caldwell Walker joins in this conveyance to convey all right, title and interest he may have in the above referenced property, including but not limited to marital rights.

unimproved ( )
This is improved (X) property, known as 402 Pitts Avenue, Old Hickory, Tennessee 37138
(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 hand this 16th day of December, 2003

Jamie N. Caldwell Walker
Jamie N. Caldwell Walker

Robert L. Walker
Robert L. Walker

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 Jamie N. Caldwell Walker and husband Robert L. Walker

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of December, 2003.

Commission expires January 18, 2005

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public