BOX 34

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $110,500.00

Angela E. Sharber
Affiant

Subscribed and sworn to before me, this 15th day of December, 2003.

SHARON SHARBER NOTARY PUBLIC AT LARGE

Notary Public
My commission expires: 1-10-05

Davidson County DEEDWARR
Recvd: 12/23/03 10:20 2pgs
Fees:13.00 Taxes:408.85
20031223-0182297

Address of New Owner:	Send Tax Bills to:	Tax Information
Jose Luis Soto Fundora	Pulte Mortgage, LLC	148-10-0-075-00
3911 Keeley Drive	7475 S. Joliet Street	
Nashville TN 37211	Englewood, CO 80112	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael R. Ward and wife Diane C. Ward, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jose Luis Soto Fundora and Elisa Pelaez, hereinafter called the Grantees, their successors 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, being Lot No. 7 on the Plan of Blanchard Heights, Section 1, of record in Book 2663, Pages 62 and 63, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael R. Ward and wife, Diane C. Ward, by quitclaim deed from Joseph B. Ward and wife, Frances M. Ward, of record in Book 8376, Page 762, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3911 Keeley Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of December, 2003.

Michael R. Ward

Diane C. Ward
By: Michael R. Ward, Atty in Fact

By: Michael R Ward Atty. in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael R. Ward, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 15th day of December, 2003.

Notary Public

My Commission expires 03/14/05

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 Michael R. Ward, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Diane C. Ward and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 2002.

Commission expires 3-14-05

Notary Public