Box 84

Davidson County DEEDWARR
Recvd: 12/23/03 10:21 2pgs
Fees:13.00 Taxes:335.96
20031223-0182299

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$90,800.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF **December, 2003**.

Notary Public

MY COMMISSION EXPIRES: Sept 22, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELIAS GARCIA-MEDINA	Pulte Mortgage, LLC	**91-5-196**
(NAME)	(NAME)	
673 JAMES AVENUE	7475 S. Joliet Street	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	Englewood CO 80112	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JAMES LEONARD GREEN AND WIFE, PATRICIA ANN GREEN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIAS GARCIA-MEDINA,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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. 18 on the Resubdivision of Lot No. 3, West Nashville Annex, of record in Book 4175, page 112, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James Leonard Green and wife, Patricia Ann Green, from Jones Homes, Inc., a Tennessee corporation, by deed of record in Book 4821, page 50, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 4395, page 720, said Register's Office, and any and all other easements, restrictions and conditions of record which may affect said property.

Unimproved ( )
This is improved(X) property, known as **673 JAMES AVENUE, NASHVILLE, TN 37209**
(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 GRANTEE, his heirs 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 GRANTEE, his 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 hand(s) this 15th day of December, 2003.

James Leonard Green
JAMES LEONARD GREEN

Patricia A Green
PATRICIA ANN GREEN

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 **JAMES LEONARD GREEN AND PATRICIA ANN GREEN,** 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 at Nashville, Tennessee this 15 day of December, 2003.

Commission expires: **SEPTEMBER 22, 2007**

Lee A. Cohen
Notary Public

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.