Davidson County DEEDWARR
Recvd: 12/23/03 10:32 2pgs
Fees:13.00 Taxes:916.52

20031223-0182348

WARRANTY DEED

G-VR-03-2510

STATE OF Tennessee
COUNTY OF Davidson
ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,708.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF October, 2003.

Notary Public

COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Deutschmann	Pulte Mortgage Corporation	
2510 Ashwood Avenue	(NAME) 7475 South Joliet Street	104-15-39
(ADDRESS) Nashville, Tennessee 37212	(ADDRESS) Englewood, CO 80112	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LUTHER T. CALE, III,* hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARK DEUTSCHMANN AND WIFE, K-LEA GIFFORD, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being the easterly one-half of Lot Number 70 on the Plan of Sunset Park Subdivision as of record in Book 332, Page 132, Register's Office for Davidsion County, Tennessee, described as follows:

Said easterly one-half of said Lot Number 70 fronts 50 feet along the northerly margin of Ashwood Avenue (formerly West Ashwood Avenue), and extends back between parallel lines (between the westerly one-half of said Lot Number 70 and Lot Number 69) a distance of 160.5 feet to the rear line, or south line, of Lot Number 91.

Being the same property conveyed to Luther T. Cale, III by Warranty Deed from G. Lee Ramsey Jr., and wife, Mary Leslie Dawson- Ramsey executed on May 29, 1998 and filed for record on June 9, 1998 in Book 10969, Page 300, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 10803, page 541 and Plat Book 332, page 132, Register's Office for Davidson County, Tennessee.

K-Lea Gifford and Kimble Deutschmann are one and the same person.
***unmarried**

unimproved ( )
This is improved (X) property, known as 2510 Ashwood Avenue, Nashville, Tennessee 37212
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 30th day of October, 2003.

Luther T. Cale, III

STATE OF Tennessee
COUNTY OF Davidson

I, John Gleaves, a Notary Public of the County and State first above written, do hereby certify that Luther T. Cale, III personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of October, 2003.

Notary Public

My Commission Expires: 7/29/06

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903