McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 05-0312-61160

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 96,000.00.

Affiant

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Subscribed and sworn to before me, this 19th day of December, 2003.

My Commission Expires MAR. 27, 2005

Notary Public
My commission expires:

Davidson County DEEDWARR
Recvd: 01/02/04 15:21 2pgs
Fees:13.00 Taxes:355.20
20040102-0000824

Address of New Owner:	Send Tax Bills to:	Tax Information
Hector Gonzalez 234 Aurora Ave. Madison, TN 37115	Pulte Mortgage, LLC 7475 S. Joliet St. Englewood, CO 80112	034-13-0207.00

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, Patricia M. Richards, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Hector Gonzalez, 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. 1 of the plan of Resubdivision of Edgemeade Farm, of Record in Plat Book 3600, Page 69, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Patricia M. Richards, unmarried, by deed from Thomas R. Rediker, widower, dated 01/09/1978, recorded 01/11/1978 in Book 5242, Page 182, 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 234 Aurora Ave., Madison, TN 37115

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 19th day of December, 2003.

Patricia M Richards
Patricia M. Richards

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patricia M. Richards, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 19th day of December, 2003.

Notary Public

My Commission expires 9/23/07

LUTHER P. RAMSEY, III
NOTARY PUBLIC AT LARGE
MONTGOMERY CO. TENN.