WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/08/04 14:48 2pgs
Fees:13.00 Taxes:440.30

20040108-0003395

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 419,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January 2004

Notary Public

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

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

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
Elcira J. Mazariegos (NAME)	Pulte Mortgage, LLC (NAME)	MAP: 86-07
1101 Jacksons Valley Road (ADDRESS)	7475 South Joliet Street (ADDRESS)	PARCEL: 120.00
Hermitage, Tennessee 37076 (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, Darlene F. Brady

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elcira J. Mazariegos and Raul Morales-Perez

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:

Being Lot No. 190 on the Plan of Jackson's Retreat, Phase 5-A of record in Book 6250, Page 309, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Said Lot No. 190, being a corner lot, fronts 80 feet on the North margin of Jackson's Valley Road and fronts 79.08 feet on the Northwest margin of Flagstone Court, said frontages being joined by a curve measuring 39.27 feet; the Northwest line of said lot extends back 100 feet and intertsects the northeast line which measures 88.59 feet theron.

For source of title reference is made to Instrument Number 20010416-0036744, Register's Office for Davidson County, Tennessee.

Monica D. Edwards, Conservator, executes this deed pursuant to Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case Number 00P-1119.

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

Subject to restrictions filed of record in Book 6482, Page 679, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1101 Jacksons Valley Road, Hermitage, Tennessee 37076
(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 6th day of January 2004

Darlene F. Brady by Monica D. Edwards, Conservator

Darlene F. Brady
By Monica D. Edwards, Conservator

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 Darlene F. Brady

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 6th day of January, 2004.

Commission expires January 18, 2005

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeardd Monica D. Edwards, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the conservator of the Estate of Darlene F. Brady, the within named bargainor, and that she as such conservator being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Darlene F. Brady by herself as conservator.

Witness my hand and seal at office this 6th day of January, 2004.

My commission expires: 1-18-05

Leon Sharber
Notary Public

LEON SHARBER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE