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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $144,500.00

Affiant

Subscribed and sworn to before me, this 30th day of January, 2004.

Notary Public

My commission expires:

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

Davidson County DEEDWARR
Recvd: 02/04/04 16:12 3pgs
Fees:18.00 Taxes:534.65
20040204-0013913

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd.
Suite 102
Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Delmira F. Cardona **Oswaldo Cierra**	**Pulte Mortgage, LLC**	**148-9-190**
401 Haywood Court North	**304 42nd Avenue North**	
Nashville, TN 37211	**Nashville, TN 37209**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Carl Hunt Brockett, Mary Katherine Elder and Peggy Jo Sharp

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Delmira F. Cardona, unmarried, and Oswaldo Cierra, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 12, Final Plat, Haywood Meadow Addition of record in Book 6900, page 611, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Fred P. Brockett and wife, Mary Francis Brockett, by Warranty Deed from Haywood Properties, a Tennessee general partnership, of record in Book 8248, page 801, and re-recorded in Book 8326, page 381, Register's Office for Davidson County, Tennessee. Fred P. Brockett and Mary Frances Brockett, both having since died, with Fred P. Brockett predeceasing Mary Frances Brockett. By Last Will & Testament of Mary Frances Brockett, of record in The Seventh Circuit Court for Davidson County, Tennessee, Case No. 03P1671, said property was devised to Carl Hunt Brockett, Mary Katherine Elder and Peggy Jo Sharp. Said Will is of record in Instrument No. 20031204-0174447, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, page 611, Register's Office for DAVIDSON County, Tennessee.
Joint Driveway Agreement of record in Book 8326, page 383, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 7780, page 339, and Book 5753, page 860, Register's Office for DAVIDSON County, Tennessee.
Any and all visible easements lying on or across the property.

Hershel B. Sharp, husband of Peggy Jo Sharp, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in subject property.

John E. Elder, III, husband of Mary Katherine Elder, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in subject property.

Shirley Brockett, wife of Carl Hunt Brockett, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

This is improved (__X__) unimproved (____) property known as 401 Haywood Court North, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 30th day of January, 2004.

X Carl Hunt Brockett by Mary Katherine Elder atty in fact
Carl Hunt Brockett

X Shirley Brockett by Mary Katherine Elder atty in fact
Shirley Brockett
By: Mary Katherine Elder, Attorney-in-fact

X Mary Katherine Elder
Mary Katherine Elder

X John E. Elder III by Mary Katherine Elder atty in fact
John E. Elder, III
By: Mary Katherine Elder, Attorney-in-fact

X Peggy Jo Sharp
Peggy Jo Sharp

X Hershel B. Sharp
Hershel B. Sharp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, the within named Mary Katherine Elder, 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, at office, this 30th day of January, 2004.

Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, the within named Peggy Jo Sharp, 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, at office, this 30th day of January, 2004.

Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, the within named Hershel Sharp, 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 therein contained.

Witness my hand, at office, this 30th day of January, 2004.

Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State the within named, Mary Katherine Elder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that she is the attorney-in-fact for John E. Elder, III, and that she is authorized by John E. Elder, III to execute this instrument on his behalf.

Witness my hand, at office, this 30th day of January, 2004.

Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State the within named, Mary Katherine Elder, 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 and who further acknowledged that she is the attorney-in-fact for Carl Hunt Brockett, and that she is authorized by Carl Hunt Brockett, to execute this instrument on his behalf.

Witness my hand, at office, this 30th day of January, 2004.

Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State the within named, Mary Katherine Elder, 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 and who further acknowledged that she is the attorney-in-fact for Shirley Brockett, and that she is authorized by Shirley Brockett, to execute this instrument on her behalf.

Witness my hand, at office, this 30th day of January, 2004.

Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005