File Box 19 B

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN00645

Davidson County DEEDWARR
Recvd: 02/20/04 15:07 2pgs
Fees:13.00 Taxes:390.35
20040220-0019926

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$105,500.00

Rachele Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 20th day of February, 2004

Notary Public

MY COMMISSION EXPIRES: 3/31/07

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachele Scott	**Pulte Mortgage, LLC**	
1602 Shelby Avenue	**7475 South Joliet Street**	**083-13-0-513.00**
Nashville, TN 37206	**Englewood, CO 80112**	

FOR AND IN 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,

Melanie Leigh Pearson Ward and husband, Jacob B. Ward

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

Rachele Scott, 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 the easterly part of Lot No. 12 and the westerly 5 feet of Lot No. 13 on the Map of Edgefield Land Company's First Addition as of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

SAID parts of said lots adjoin and front together 45 feet on the southerly side of Shelby Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Melanie L. Pearson, by Warranty Deed from Joan Temple Robson, dated October 31, 2000 and recorded November 15, 2000 in Instrument Number 20001115-0113339, Register's Office for Davidson County, Tennessee. The said Melanie L. Pearson is now known as Melanie Leigh Pearson Ward.

Jacob B. Ward, husband of Melanie Leigh Pearson Ward, joins in this instrument for the purpose of conveying such marital interest, if any, that he may have in and to said property.

Unimproved ( )
This is improved (X) property known as **1602 Shelby Avenue, Nashville, TN 37206**
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 our hands this 20th day of February, 2004.

Melanie Leigh Pearson Ward by Cindy Evans, Attorney-in-Fact
Melanie Leigh Pearson Ward by Cindy Evans, Attorney-in-Fact

Jacob B. Ward by Cindy Evans, Attorney-in-Fact
Jacob B. Ward by Cindy Evans, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 20th day of February, 2004, before me personally appeared Cindy Evans to me known to be the person who executed the foregoing instrument in behalf of Melanie Leigh Pearson Ward and husband, Jacob B. Ward as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Melanie Leigh Person Ward and husband, Jacob B. Ward.

Witness my hand and official seal at Brentwood, Tennessee, this the 20th day of February, 2004.

My commission expires: 11/4/06

Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006