File #200430027

Davidson County DEEDWARR
Recvd: 02/24/04 10:21 2pgs
Fees:13.00 Taxes:481.00

20040224-0020647

SUSANNE E. MARLOWE Notary At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00.

Emilia Marquez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2004.

Susanne E. Marlowe
Notary Public

MY COMMISSION EXPIRES: 10-19-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emilia Marquez and Roberto J. Magdeleno	Pulte Mortgage, LLC	150-12-C-21
(NAME)	(NAME)	
804 McCumber Drive	7475 South Joliet Street	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Englewood, CO 80112	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **THOROUGHBRED CONSTRUCTION, LLC,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **EMILIA MARQUEZ, married AND ROBERTO J. MAGDELENO, 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 all of Lot No. 21 on the Final Plat, Mt. View Subdivision, Section One, as shown by plat appearing of record in Plat Book 11700, Page 36 and amended in Instrument No. 20010207-0012283, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a part of the same property conveyed to Thoroughbred Construction, LLC, a Tennessee limited liability Company by Warranty Deed dated April 25, 2003 of record in Instrument No. 20030505-0059559, said Register's Office.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions as of record in Book 11272, Page 811, restated and amended in Instrument No. 20020108-0002714 and re-recorded in Instrument No. 20020122-0008596; Charter for Homeowners' Association as of record in Instrument No. 20020108-0002713; Quitclaim Deed conveying open space as of record in Instrument No. 20020129-0012295; Boundary Plat as of record in Book 11190, Page 65; Rights of Adjoining Owners as of record in Book 6013, Page 187, any and all matters shown on Plat Book 11700, Page 36 and amended in Instrument No. 20010207-0012283; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 804 McCumber Drive, Antioch, TN 37013
(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 Grantor covenants with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, 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 19th day of February, 2004.

Thoroughbred Construction, LLC

BY: _____

Steven M. Knox

Member

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared STEVEN M. KNOX, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Thoroughbred Construction, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Member, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and official seal, this 19th day of February, 2004.

Notary Public

My Commission Expires: 5-23-05

KAREN M. TATE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167