WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/26/04 15:01 2pgs
Fees:13.00 Taxes:301.18

20040226-0022107

G-PM-04-1219

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,400.00

Jammie M. Hampton
Affiant

Subscribed and sworn to before me, this 24th DAY OF February, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jammie M. Hampton	Pulte Mortgage, LLC	
1219 Ardee Ave (ADDRESS)	(NAME) 7475 South Joliet Street (ADDRESS)	61-15-72
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Englewood, CO 80112 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HEIRS OF LETTIE BRUNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMMIE M. HAMPTON, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 35, Block C, of the Resubdivision of Sunnymeade, Unit No. 1, and Subdivision of Sunnymeade Unit NO. 2 of record in Plat Book 974 pages 56 and 57, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to J. M. Bruner and wife Lettie Bruner by Deed dated April 10, 1940 and filed for record on April 18, 1940, Register's Office for Davidson County, Tennessee. Said JM Bruner having predeceased Lettie Breuner who has since died intestate leaving Joe L. Bruner, Mildred Helen Williams, and Margerie Irene Swift as her heirs at law as evidence by Affidavit of Heirship recorded simultaneously herewith in Instrument Number 20040226.00 22102, Register's Office for Davidson County, Tennessee. Said Margerie Irene Swift having since died leaving Deborah Smith, Sheryl Ann Jones, and Barbara Jane Holloway as her heirs at law as evidence by Affidavit of Heirship recorded simultaneously herewith in Instrument Number 20040226.0022103, Regsiter's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 974, pages 56 and 57 and Book 4040, page 329, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1219 Ardee Ave, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 24th day of February, 2004.

Joe L. Bruner

Mildred Helen Williams

Deborah Smith by Joe L. Bruner,
attorney-in-fact

Sheryl Ann Jones by Joe L. Bruner, attorney-in-fact

Barbara Jane Holloway by Joe L. Bruner, attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

I, DEENA L O'BRIEN, a Notary Public of the County and State first above written, do hereby certify that Joe L. Bruner personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24th day of February, 2004.

Notary Public

My Commission Expires:

(SEAL)

DEENA L. O'BRIEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 30, 2003

STATE OF Tennessee
COUNTY OF Davidson

I, DEENA L. O'BRIEN, a Notary Public of the County and State first above written, do hereby certify that Mildred Helen personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24th day of February, 2004.

Notary Public

My Commission Expires:

(SEAL)

DEENA L. O'BRIEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 30, 2003

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of February, 2004, before me personally appeared Joe L. Bruner to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Deborah Smith, Sheryl Ann Jones and Barbara Jane Holloway by virtue of that Power of Attorney, recorded concurrently herewith in Instrument No. 20040226.0022104; Instrument No. 20040226.0022105; Instrument No. 20040226.0022106, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 24 day of FEBRUARY, 2004.

NOTARY PUBLIC

My Commission Expires: _____

DEENA L. O'BRIEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 30, 2003