03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

Davidson County DEEDWARR
Recvd: 04/12/04 10:23 2pgs
Fees:13.00 Taxes:632.70

20040412-0040705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $171,600.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2004.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE
WILLIAMSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Kelly Ann Green	Freeman Webb Mortgage	142-07-F 07.00CO
7252 Highway 70 S #207	545 Mainstream Drive, Suite 101	
Nashville TN 37221	Nashville, TN 37228	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Craig Engler and wife, Kara Engler, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kelly Ann Green and William A. Cade, hereinafter called the Grantees, their successors 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 Unit No. 7 of Bellevue Commons Townhomes, as established by a Master Deed recorded as Instrument No. 200007200071772, re-recorded as Instrument No. 200008280084760, in the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said Master Deed for a more complete identification and location of said Unit.
>
> Being the same property conveyed to Craig K. Engler and wife, Kara R. Engle, by deed from Pulte Homes Tennessee Limited Partnership, of record in Instrument No. 20001116-0113646, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 7252 Highway 70 S #207, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 31ST day of March, 2004.

Craig Engler

Kara Engler

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Craig Engler and Kara Engler, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in San Diego, CA, this 29th day of March, 2004.

Linda F. Castaneda
Notary Public

My Commission expires:

LINDA F. CASTANEDA
Commission # 1402650
Notary Public - California
San Diego County
My Comm. Expires Feb 28, 2007

