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Realty Title 48-A

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

Davidson County DEEDWARR
Recvd: 04/21/04 11:03 2pgs
Fees:13.00 Taxes:621.60
20040421-0045195

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $168,000.00

Affiant

Subscribed and sworn to before me, this 12th day of April, 2004.

Notary Public
My commission expires: 03/14/05

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kenneth J. West	Pulte Mortgage LLC	142-09-F-716
716 General George Patton Road	7475 S. Joliet St.	
Nashville TN 37221	Englewood, CO 80112	

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, Thomas A. St. Charles, Jr., Executor of the Last Will and Testament of Thomas Ayers St. Charles, Sr., deceased, and Thomas A. St. Charles, Jr., Michael J. St. Charles and William L. St. Charles, devisees under the Last Will and Testament of Thomas Ayers St. Charles, Sr., deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kenneth J. West, 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. 716, together with the carport designated 716-C on the Plan of River Plantation, Section VIII, Phase II, of record in Book 6900, Pages 514, 515, 516 & 517, amended in Book 6900, Pages 654, 655, 656 & 657, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Thomas A. St. Charles and spouse, Wilma Y. St. Charles by deed from Sheila B. Trolinger, a single person, of record in Book 9605, Page 315, Register's Office for Davidson County, Tennessee. Wilma Y St. Charles having predeceased Thomas A. St. Charles and by Last Will and Testament of Thomas Ayers St. Charles, Sr., deceased, of record as Docket No. 03P381, In the Circuit Court for the State of Tennessee, 20th Judicial District, Davidson County, Seventh Circuit Court – Probate Division, subject property was devised to Thomas A. St. Charles, Jr., Michael J. St. Charles and William L. St. Charles. Thomas A. St. Charles and Thomas Ayers St. Charles, Sr. having been one and the same person.
>
> 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 716 General George Patton Road, 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 12th day of April, 2004.

Thomas A. St. Charles, Jr. Executor
Of the Last Will and Testament of
Thomas Ayers St. Charles, Sr. deceased

Thomas A. St. Charles, Jr. Devisee Under
The Last Will and Testament of
Thomas Ayers St. Charles, Sr., deceased

Michael J. St. Charles, Devisee Under
The Last Will and Testament of Thomas
Ayers St. Charles, Sr., deceased
By: Thomas A. St. Charles, Jr.
Atty in Fact

William L. St. Charles, Devisee Under
The Last Will and Testament of Thomas
Ayers St. Charles, Sr., deceased
By: Thomas A. St. Charles, Jr.
Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas A. St. Charles Jr., Executor of The Last Will and Testament of Thomas Ayers St. Charles, Sr., deceased, and Thomas A. St. Charles Jr., Devisee under The Last Will and Testament of Thomas Ayers St. Charles, Sr., deceased, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 12th day of April, 2004.

Notary Public

My Commission expires 03/14/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas A. St. Charles, Jr., 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 herein contained, and who further acknowledged that he is the attorney in fact for Michael J. St. Charles and William L. St. Charles and that he is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of April, 2004.

3/14/2005
Commission expires

Notary Public