Davidson County DEEDWARR
Recvd: 05/19/04 08:39 2pgs
Fees:13.00 Taxes:488.40
20040519-0058535

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

05-0405-61460

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $132,000.00

Jessica Carter
Affiant

Subscribed and sworn to before me, 14th day of May, 2004.

Angela Ramsey
Notary Public
My commission expires: 5/28/2006

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Pedro Alcala	Pulte Mortgage, LLC	43-01-0-A-004
712 Shandale Drive	7475 South Joliet Street	
Madison TN 37115	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, Larrice J. Carter, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Pedro Alcala and wife, Claudia Fuentes-Cruz, 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 Lot No. 50 on the plan of Revised Final Plat for Section 4, Shannon Place, of record in Instrument No. 20010423-004003, and as amended in Instrument No. 20010502-0044879, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Larrice J. Carter by deed from Terry McDonald and wife, Rachel McDonald, dated 1/23/03, recorded 2/5/03, of record in Instrument No. 20030205-0015731, 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 712 Shandale Drive, Madison, TN 37115

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 14th day of May, 2004.

Larrice J. Carter

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand in Hendersonville, TN, this 14th day of May, 2004.

My Commission Expires: 5/28/2006

State of Tennessee at Large

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006