WARRANTY DEED

B-CD-04-2503

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,500.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
William J. Blanchard, Jr.	Pulte Mortgage, LLC	
2503 Vaulx Lane	(NAME) 7475 South Joliet Street	118-02-0-002.00
(ADDRESS) Nashville, Tennessee ~~37207~~ 37204	(ADDRESS) Englewood, CO 80112	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WMS 35

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 MELINDA M. SNADER AND HUSBAND, BRENT SNADER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM J. BLANCHARD, JR., 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. 20 on the Plan of Bransford Realty Company's Montrose Park Subdivision of record in Book 547, Page 25, said Register's Office, described as follows:

Said Lot No. 20 fronts 60.0 feet on the westerly side of Vauls Lane, formerly Kirksman Avenue and extends back 224.0 feet on the southerly line and 222.0 feet on the northerly line to a dead line in the rear measuring 66.0 feet thereon.

Being the same property conveyed to Melinda M. Snader and Brent Snader, wife and husband, by Quitclaim Deed dated February 7, 2002 and filed for record on April 26, 2002 in Instrument Number 20020426-0051476, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 547, page 25, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2503 Vaulx Lane, Nashville, Tennessee ~~37207~~ ~~37209~~ 37204 WMS DS
(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 30th day of June, 2004.

Melinda M. Snader

Brent Snader

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/01/04 16:03 2pgs
Fees:13.00 Taxes:641.95

20040701-0078749

STATE OF Tennessee
COUNTY OF Davidson

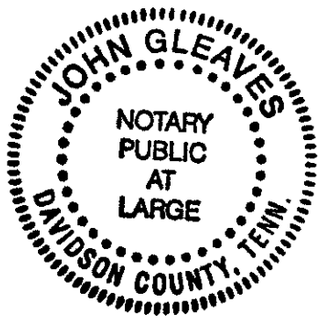
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melinda M. Snader and Brent Snader, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 30th day of June, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903