McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/04 15:29 2pgs
Fees:13.00 Taxes:384.80
20040805-0094615

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Maria Saucedo**
Address **2924 Mossdale Drive**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name New Owner
Address
City/State/Zip

FOR AND IN CONSIDERATION of the sum of **$10.00**. **Joe R. Pendergrast and Dorothy J. Davis Pendergrast, Husband and Wife as Joint Tenants** have this day bargained and sold, and do hereby transfer and convey unto **Maria Saucedo, her** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, Being Lot No. 281 on the Plan of Section IV of Cherry Hills Subdivision, of record in Plat Book 4460, Page 21, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Joe R. Pendergrast and Dorothy J. Davis, as joint tenants with right of survivorship, by Warranty Deed from Lindell K. Burgess, a single person of record in Book 10646, Page 575, Register's Office for Davidson County, Tennessee. Dorothy J. Davis is now known as Dorothy J. Pendergrast.

This conveyance is subject to taxes for the year 2004 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 150 Group 1 Parcel 252

This is improved property known as: 2924 Mossdale Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **23rd** day of **July, 2004**.

J R Pendergrast
Joe R. Pendergrast

Dorothy J. Davis Pendergrast
Dorothy J. Davis Pendergrast

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, **Joe R. Pendergrast and Dorothy J. Davis Pendergrast** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **23rd** day of **July, 2004**.

C.M. Corriveau
Notary Public

Commission expires **June 18, 2005**

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$104,000.00**

Affiant

Subscribed and sworn to before me, this the 23rd day of July, 2004.

My commission expires:

Notary Public - Register