WARRANTY DEED

G-MFR-04-0535

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Terry Johnson
Affiant

Subscribed and sworn to before me, this 28th DAY OF October, 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
Terry Johnson	Pulte Mortgage, LLC	
535 Westboro Drive	(NAME) 7475 South Joliet Street	
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Englewood, CO 80112	90-16-296
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ROBERT PEARCE AND BETTINA SCOTT AND JOAN ELIZABETH GARRETT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TERRY JOHNSON, UNMARRIED, 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:

SEE ATTACHED EXHIBIT "A"

Davidson County DEEDWARR
Recvd: 11/03/04 08:19 3pgs
Fees:18.00 Taxes:444.00
20041103-0132139

unimproved ( )
This is improved (X) property, known as 535 Westboro Drive, Nashville, Tennessee 37209
(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 28th day of October, 2004.

Robert Pearce

Bettina Scott

Joan Elizabeth Garrett by Robert Pearce, attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

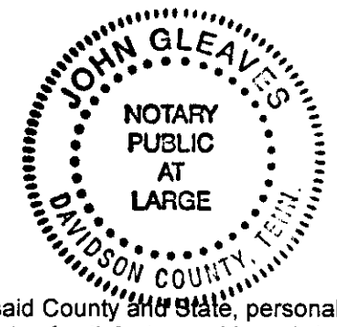
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Pearce and Bettina Scott, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the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

Witness my hand and official seal, this the 28th day of October, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



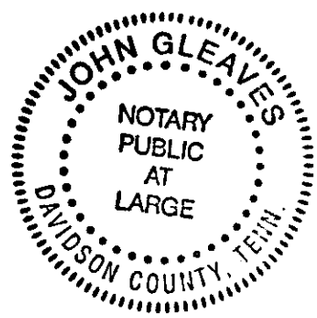
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert Pearce, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Joan Elizabeth Garrett and acknowledged that he/she executed the same as the free act and deed of the said Joan Elizabeth Garrett.

Witness my hand and official seal at
Nashville, TN
on this the 28th day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

Exhibit "A"

TRACT I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 69 ON THE PLAN OF WESTBORO SUBDIVISION, SECTION TWO, AS OF RECORD IN BOOK 1424, PAGE 60, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 69 IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY MARGIN OF WESTBORO DRIVE AT THE CORNER OF LOTS NOS. 68 AND 69; THENCE WITH THE LINE BETWEEN SAID LOTS SOUTHWESTERLY 145 FEET TO A POINT; THENCE NORTHWESTERLY 163.1 FEET TO THE EASTERLY MARGIN OF BRUCE DRIVE; THENCE WITH THE MARGIN OF SAME AROUND A CURVE NORTHEASTERLY 231.66 FEET TO THE BEGINNING OF ANOTHER CURVE; THENCE AROUND SAID CURVE EASTERLY 39.29 FEET TO THE MARGIN OF WESTBORO DRIVE; THENCE WITH THE MARGIN OF THE SAME SOUTHEASTERLY 175 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED TO FLUNOY PEARCE AND WIFE, MARY ELIZABETH N. PEARCE FROM RICHLAND HOMES, INC., RECORDED DECEMBER 14, 1948 IN BOOK 1676, PAGE 515, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FLUNOY PEARCE HAVING PREDECEASED MARY ELIZABETH PEARCE. Said Mary Elizabeth N. Pearce having since died intestate leaving Robert Pearce, Bettina Scott and Joan Elizabeth Garrett as heirs at law as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument No 20041103-0132138, Register's Office for Davidson County, Tennessee.

TRACT II:

A TRACT OF LAND IN THE 8TH DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS PART OF AN UNNUMBERED TRACT "FOR FUTURE DEVELOPMENT" LYING SOUTH OF LOT NO. 69 AND WEST OF LOT NO. 68 ON THE MAP OF SECTION 2, WESTBORO SUBDIVISION, OF RECORD IN BOOK 1424, PAGE 60, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY HAL R. SWANN, JR., SURVEYOR, DECEMBER 13, 1948, AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF BRUCE DRIVE AT THE SOUTHWEST CORNER OF LOT NO. 69 ON THE ABOVE REFERRED TO PLAN; THENCE WITH THE LINE OF THE SAME, SOUTH 73° 33' EAST 163.1 FEET TO THE CORNER OF LOTS NOS. 68 AND 69; THENCE WITH THE WESTERLY LINE OF LOT NO. 68, SOUTH 17° 51' EAST 43.89 FEET; THENCE NORTH 73° 33' WEST 179.03 TO THE MARGIN OF BRUCE DRIVE; THENCE WITH THE MARGIN OF THE SAME, AROUND A SLIGHT CURVE, NORTHEASTERLY 40.1 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO FLUNOY PEARCE AND WIFE, MARY ELIZABETH N. PEARCE BY WARRANTY DEED FROM LULA JORDAN LANIER, A WIDOW, RECORDED DECEMBER 29, 1948 IN BOOK 1678, PAGE 111, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FLUNOY PEARCE HAVING PREDECEASED MARY ELIZABETH PEARCE. Said Mary Elizabeth N. Pearce having since died intestate leaving Robert Pearce, Bettina Scott and Joan Elizabeth Garrett as heirs at law as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument No 20041103-0132138, 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 listed in Plat Book 1424, page 60 and Book 1678, page 111, Register's Office for Davidson County, Tennessee.