Davidson County DEEDWARR
Recvd: 11/17/04 11:01 2pgs
Fees:13.00 Taxes:514.30

20041117-0137988

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

PATSI B. GREGORY NOTARY PUBLIC AT LARGE ROBERTSON CO. TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $139,000.00

Affiant

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

Notary Public
My commission expires: 6-5-2006

05-0410-61933

Address of New Owner:	Send Tax Bills to:	Tax Information
Kelli O'Halloran 1845 Brookmeadow Lane Hermitage TN 37076	Pulte Master Group 7475 S. Joliet Street Englewood, CO 80112	64-16-0-D-076

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, Theresa I. Coronel and husband, Jesus Coronel, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Micah McNeer, an unmarried man and Kelli O'Halloran, an unmarried woman, as tenants in common with rights of survivorship, 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. 195 on the plan of Section Two, Truxton Park of record in Instrument No. 20010515-0049898, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Theresa I. Coronel and husband, Jesus Coronel by deed from Beazer Homes Corp., d/b/a/ Phillips Builders, a Tennessee Corporation, dated 9/26/01, recorded 10/9/01, of record in Instrument No. 20011009-0110069, 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 1845 Brookmeadow Lane, Hermitage, TN 37076

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 November, 2004.

Theresa I. Coronel

Theresa I. Coronel

JESUS C. CORONEL

Jesus Coronel

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Theresa I. Coronel and Jesus Coronel, 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 12th day of November, 2004.

Angela A. Ramsey

State of Tennessee at Large

My Commission expires

5/28/2006

