WARRANTY DEED

G-PM-05-508

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Nathan A Mundell
Affiant

Subscribed and sworn to before me this 8th DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

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
Nathan A. Mundell	Pulte Mortgage, LLC	
508 N. 17th Street	(NAME) 7475 South Joliet Street	
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Englewood, CO 80112	083-06-0-352.00
(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 KEVIN York SIMMONS AND NOELLE YORK-SIMMONS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NATHAN A. MUNDELL 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTH 50 FEET OF LOT 3 ON THE MAP OF W.L. HORN'S SPOUT SPRING ADDITION OF RECORD IN BOOK 57, PAGE 106, SAID REGISTER'S OFFICE.

SAID LOT FRONTS 50 FEET ON THE WEST SIDE OF HUGHES STREET, NOW 17TH STREET, AND RUNS BACK BETWEEN PARALLEL LINES, 170 FEET TO A DEAD LINE.

Being the same property conveyed to Kevin Simmons and Noelle York, as joint tenants with rights of survivorship by deed from Terry G. Naranjo filed for record on August 5, 2003, in Instrument No. 20030805-0110859, Register's Office for Davidson County, Tennessee. Said Noelle York is now known as Noelle York Simmons.

This conveyance is subject to any and all easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 508 N. 17th Street, Nashville, Tennessee 37206
(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 8th day of April, 2005.

Kevin York Simmons
Kevin Simmons

Noelle York-Simmons

Davidson County DEEDWARR
Recvd: 04/12/05 15:12 2 pgs
Fees:13.00 Taxes:458.80

20050412-0040572

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin Simmons and Noelle York-Simmons, 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 8th day of April, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903