This instrument prepared by:
Karla L. Sulcer
820 Brook Hollow Road
Nashville, Tennessee 37205

When recorded mail to: 971861
Home Connections
100 Fairway Drive, Horsham, PA 19044

Davidson County DEEDWARR
Recvd: 09/27/04 12:24 3pgs
Fees:17.00 Taxes:0.00
[redacted]
20040927-0116063

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
James and Karla Sulcer	James and Karla Sulcer	
820 Brook Hollow Road	820 Brook Hollow Road	Map/Parcel: 102.16-30
Nashville, Tennessee 37205	Nashville, Tennessee 37205	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Karla L. Sulcer, a married woman, and joined by her spouse James R. Sulcer, Jr. has this day bargained and sold, and does hereby transfer and convey unto the said James R. Sulcer, Jr. and Karla L. Sulcer, husband and wife, as joint tenants with right of survivorship and not as tenants in common, Grantees herein, their successors and assigns, certain real estate in Davidson County, Tennessee as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to Karla L. ~~Sulcer~~ Short by Deed from Jeffery S. Goidel and Margaret M. Goidel, husband and wife of record as Instrument 20020429 0052168, said Register's Office. Karla L. Short and Karla L. Sulcer are one in the same person.

This is unimproved (✓) property known as 820 Brook Hollow Road, Nashville, Tennessee 37205
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors 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, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

RE-RECORD

Davidson County DEEDWARR
Recvd: 10/31/05 16:08 3 pgs
Fees:17.00 Taxes:0.00
20051031-0131602

Witness our hand this 27 day of August, 2004, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Karla L. Sulcer

Karla L. Sulcer

James R. Sulcer, Jr.

James R. Sulcer, Jr.

ACKNOWLEDGMENT

STATE OF Tennessee)
COUNTY OF Davidson) ss

Personally appeared before me, Nola J. Harris, a Notary Public in and for said County and State, **Karla L. Sulcer** and **James R. Sulcer, Jr.** the within named bargainor, individual(s), 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 purposes therein contained.

Given under my hand and official seal of office at Nashville, TN this 27th day of August, A.D., 2004.

NOTARY STAMP/SEAL

NOLA J. HARRIS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Nola J. Harris

NOTARY PUBLIC
Notary Commission Expires: 2-4-08

AFFIDAVIT OF VALUE

*** Exempt transfer- Between husband and wife**

STATE OF California)
COUNTY OF Orange)

The actual consideration or value whichever is greater, for this transfer is $ Ø

Subscribed and sworn to before me this the 13 day of September, 2004

(Affix Seal)

Tanya L. Carter

Affiant Tanya L. Carter

D. Valdovinos

Notary Public
My Commission Expires: 09/28/2006

D. VALDOVINOS
Commission # 1377128
Notary Public - California
Orange County
My Comm. Expires Sep 28, 2006

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED INST#20020429, 0052168, ID# 102.16-30, BEING KNOWN AND DESIGNATED AS LOT NO. 200 ON THE PLAN OF HORTON HEIGHTS SECTION C, OF RECORD IN BOOK 2133 PAGE 69 REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION

BY FEE SIMPLE DEED FROM JEFFERY S. GOIDEL AND MARGARET M. GOIDEL,HUSBAND AND WIFE AS SET FORTH IN INST#20020429 0052168 DATED 04/26/2002 AND RECORDED 04/29/2002, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

RECORDERS M
LEGIBILITY OF WRITING, TYP
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RE