Prepared by:
Lassiter, Tidwell & Hildebrand,
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $338,000.00

Affiant

Subscribed and sworn to before me, this 26th day of July, 2000.

Notary Public
My commission expires:

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires ~~October~~ [illegible] 4, 2001

Instr:200007280074845 Page: 1 OF 2
REC'D FOR REC 07/28/2000 3:43:30PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1250.60

Address of New Owner:	Send Tax Bills to:	Tax Information
Edward J. Hernandez 1505 Linden Avenue Nashville TN 37212	Bank of America, N.A. 2059 Northlake Parkway Tucker, GA 30084	105-13-0 084.00CO

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, Alfred V. Russell and wife, Rita C. Russell, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Edward J. Hernandez and wife, Bobbie V. Hernandez, 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:

east AVR by KSR Atty-in-Fact RCR by KSR Atty-in-Fact

Land in Davidson County, Tennessee, being the ~~west~~ half of Lot No. 59 on the Belmont Land Company's Plan of Lots, called Belmont Heights, of record in Book 421 AVR RCR By KSR, Page 34, Register's Office for said County.

AVR RCR By KSR

Said part of said lot fronts 50 feet on the south side of Linden Avenue and runs back between parallel lines 188 feet to an alley.

Being the same property conveyed to Alfred V. Russell and wife, Rita C. Russell by deed from Annie Jacqueline Woods, unmarried, dated April 23, 1999, recorded in Book 11452, Page 32, Register's Office for said County.

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 1505 Linden Avenue, Nashville, TN 37212

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 26th day of July, 2000.

Alfred V Russell, by Kevin Russell, Attorney in Fact
Alfred V. Russell, by Kevin S. Russell, Attorney in Fact

Rita C. Russell, by Kevin Russell, Attorney in Fact
Rita C. Russell, by Kevin S. Russell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin S. Russell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Alfred V. Russell and Rita C. Russell and that he is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of July, 2000.

B. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN. My Commission Expires November 4, 2001

Commission expires

Notary Public