WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/27/00 11:50 2pgs
Fees:11.02 Taxes:232.64

20000927-0095659

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,875.20

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th Day of September, 2000.

Notary Public

MY COMMISSION EXPIRES: 11/17/02

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 613 Potomac Place, Suite 201 Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francisco Hernandez	Union Planters Bank	150-3
(NAME) 3205 Harbor Landing Antioch, TN. 37013	(NAME) P.O. Box 1860	204
(ADDRESS) Antioch, TN 37013	(ADDRESS) Memphis, Tennessee 38101-1860	2DX-3581
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jesus Hernandez, a single person**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Francisco Hernandez, a single person** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 19, on the Plan of Harbor Landing, Section Two, according to the plat thereof, recorded in Plat Book 6250, Page 352, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Jesus Hernandez by Warranty Deed of record in Book 9965, page 15, Register's Office of Davidson, Tennessee.
Subject to restrictive covenants of record in Book 6319, page 65; any and all matters as shown onplat of record in Plat Book 6250, page 352; all of the Register's Office of Davidson, Tennessee.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Leader Federal Savings and Loan Association dated September 25, 1987 and filed of record in Book 7374, page 978, of the Register's Office of Davidson County, Tennessee, securing the original principal sum of $77,434.00 having since been assigned to Union Planters Bank with a present unpaid balance of approximately $62,875.20, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

This is unimproved ( )
improved(x) property, known as 3205 Harbor Landing Antioch, TN. 37013 Antioch TN 37013
(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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 20th Day of September, 2000.

Jesus Hernandez
Jesus Hernandez

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Jesus Hernandez, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th Day of September, 2000.

Connie R Lee
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES: 11/17/02