This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

Davidson County DEEDWARR
Recvd: 10/16/00 13:43 2pgs
Fees:11.00 Taxes:194.25
20001016-0102498

ADDRESS NEW OWNER:
Ramon Hernandez and Rosalba Chavez
802 North 12th Street
Nashville, Tennessee 37206

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 83-5
PARCEL 209
23W-11045

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, E. Mark Turner, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Ramon Hernandez and wife, Rosalba Chavez, as tenants by the entirety, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 15, on the Plan of Edgewood, E. T. Brown's Subdivision of the Bransford Place, of record in Plat Book 332, Page 73, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to E. Mark Turner, unmarried, by deed from Metropolitan Federal Savings and Loan Association of record in Book 5994, Page 595, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

This conveyance subject to a Deed of Trust payable to AmSouth Bank, of record in Book 9234, Page 422, said Register's Office, and is not assumed by Grantee. Grantor is obligated to make all payments as set forth in the Deed of Trust securing the first mortgage. A wrap-around mortgage is being recorded simultaneously herewith.

Taxes for 2000 have been pro-rated and assumed by Grantees.

This is improved property known as 802 North 12th Street, Nashville, TN 37206, and is not the principal residence of the Grantor and is not subject to marital rights herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ramon Hernandez and wife, Rosalba Chavez, their heirs and assigns, forever; and I, E. Mark Turner, do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 16th day of October, 2000.

E. Mark Turner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named E. Mark Turner, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 16th day of October, 2000.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires Nov. 25, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 52,500.00.

AFFIANT

Subscribed and sworn to before me this 16th day of October, 2000.

NOTARY PUBLIC
My Commission Expires:

My Commission Expires Nov. 25, 2000