BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MARCH, 2001. Notary Public MY COMMISSION EXPIRES: OCTOBER 26, 2005. (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/07/01 10:44 2pgs
Fees:11.00 Taxes:179.45
20010307-0021521

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERTO HERNANDEZ, ET AL	**SAME**	**082-12-0 178**
(NAME) **922 MARINA STREET**	(NAME) **3814 MOSS ROSE DRIVE**	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS) **NASHVILLE, TN 37216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JOHN G. COLLEY AND JOSEPHINE LYNN COLLEY BRANDAU,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERTO HERNANDEZ AND SECUNDINO HERNANDEZ, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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. 59 on the Map of Neil S. Brown's Addition to Edgefield, now East Nashville, of record in Book 57, page 50, Register' Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to John G. Colley and Josephine Lynn Colley Brandau by deed from Lee A. Cohen, Trustee, of record as Instrument No. 200008090078907, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, conditions, and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to a Deed of Trust executed by John G. Colley, unmarried, on June 6, 1994, to AEDC Federal Credit Union in the original principal amount of $19,670.00 of record in Book 9376, page 432, said Register's Office.

This is not the principal residence of either of the Grantors herein.

Unimproved ( )
This is improved(X) property, known as **922 MARINA STREET, NASHVILLE, TN 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 GRANTEES, their heirs assigns forever; and we do covenant with the said GRANTEES 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, **(SEE SUBJECT TO LANGUAGE PAGE ONE)** 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 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 our hand(s) this 6th day of **MARCH, 2001**.

John G. Colley
JOHN G. COLLEY

Josephine Lynn Colley Brandau
JOSEPHINE LYNN COLLEY BRANDAU

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned**, a Notary Public in and for said County and State, the within named **JOHN G. COLLEY and JOSEPHINE LYNN COLLEY BRANDAU**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,** Tennessee this 6th day of **MARCH, 2001**.

Commission expires:OCTOBER 25, 2003.

LEE A. COHEN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Lee A. Cohen
Notary Public