PICK-UP

OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

Davidson County DEEDWARR
Recvd: 03/07/01 12:30 2pgs
Fees:11.00 Taxes:185.00

20010307-0021595

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS ~~$50,000.00~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Beverly M. Cobbs
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March 2001.

S. Beck
Deputy Register

THIS INSTRUMENT PREPARED BY:

DAVID VINCENT, ATTORNEY, 906 STAHLMAN BUILDING, NASHVILLE, TN 37201

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
John Edward Churchwell	SAME	Map 70-4
(NAME)	(NAME)	
1506 Phillips Street		Parcel 6
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Rafael Hernandez, Jr. and wife, Ernestine Hernandez,

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

John Edward Churchwell

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 58 and 59 on the Map of Haynes Heights, Section II, as of record in Book 2331, page 58, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 58 and 59 adjoin and front together 376.8 feet on the easterly side of Gardner Lane and run back 187 feet on the southerly line of Lot No. 58 and 344.3 feet on the northerly line of Lot No. 59 to a dead line in the rear, measuring 199 feet thereon.

Being the same property conveyed to Rafael Hernandez and wife, Mary Dewees Hernandez by deed from N. H. Barker and Herschel Greer of record in Book 2547, page 257, Register's Office for Davidson County, Tennessee. Rafael Hernandez died intestate in 1976, leaving his wife, Mary Dewees Hernandez, and three (3) children, Rafael Hernandez, Jr., Philip Andres Hernandez and Mary N. Hernandez. Mary Dewees Hernandez died intestate in 1978 and left surviving no husband and said three (3) children as her only heirs at law, and

Being the same property quitclaimed to Rafael Hernandez, Jr. by Philip Andres Hernandez, a single person, by Instrument No. 20010301-0018918, Register's Office for Davidson County, Tennessee, and being the same property quitclaimed to Rafael Hernandez, Jr. by Mary N. Hernandez, a single person, by Instrument No. 20010301-0018919, said Register's Office.

This is unimproved ( ) improved (XX) property, known as

2408	Gardner Lane	Nashville,	TN	37207
(House Number)	(Street)	(City)	(State)	(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 and assigns, forever. We do covenant with 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, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 3rd day of March, 2001.

X Rafael Hernandez, Jr.
RAFAEL HERNANDEZ, JR.

03 March 2001

X Ernestine Hernandez
ERNESTINE HERNANDEZ

INDIVIDUAL ACKNOWLEDGMENTS:

CALIFORNIA
STATE OF ~~TENNESSEE~~ }
County of Ventura }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Rafael Hernandez, Jr. and wife, Ernestine Hernandez, ——— x ———
——— x ——— x ———
_____, the bargainor(s), with whom I am ~~personally acquainted~~ (or proved to me in 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 office this 03 day of March, 2001.

My Commission expires:
August 14, 2001

Mohammad Asim
Notary Public

MOHAMMAD ASIM
Commission # 1151142
Notary Public — California
Ventura County
My Comm. Expires Aug 14, 2001

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public