WARRANTY DEED

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th Day of July, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julian Hernandez Pena and Jose C. Hernandez	Transland Financial Services	149
(NAME) 2148 Mullen Circle	(NAME) 640 Spence Lane, Suite 104	1A
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, Tennessee 37217	25
(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, **Bonnie T. Dalager and husband, Bruce Lee Dalager**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Julian Hernandez Pena, unmarried and Jose C. Hernandez, unmarried** hereinafter 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:

Land in Davidson County, Tennessee, being Lot 25, Final P.U.D. Plan, Phase II, Mullen Valley as of record in Book 6250, Page 477, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bonnie Teal by QuitClaim Deed of record in Book 10545, page 384, Register's Office of Davidson County, Tennessee.

Subject to any and all matters as shown on plat of record in Plat Book 6520, page 477 of the Register's Office of Davidson County, Tennessee.

Subject to restrictions contianed in Book 6577, page 25 and amended in Book 7311, Page 333 and Book 8042, Page 601 of the Register's Office of Davidson County, Tennessee; Deed of conveyance of common area to Mullen Valley Homeowners Association of record in Book 6577, Page 17 of said Register's Office; Articles of Incorporation of Mullen Valley Homeowners Association of record in Book 6583, Page 352 of said Register's Office; Easement to Metropolitan Government of Nashville and Davidson County as set forth in instrument recorded in Book 7774, Page 552 of Register's Office of said County.

Davidson County DEEDWARR
Recvd: 07/23/01 13:29 2pgs
Fees:13.00 Taxes:345.95

20010723-0077767

This is unimproved ( )
improved(xxx) property, known as 2148 Mullen Circle Nashville TN 37217
(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 9th Day of July, 2001.

Bonnie T. Dalager

Bonnie T. Dalager

Bruce Lee Dalager

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Bonnie T. Dalager and husband, Bruce Lee Dalager, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th Day of July, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/26/05

CAROL T. BAKER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Bruce Lee Dalager, joins in this conveyance for the sole puspose of conveying any and all marital interest he may have in subject property as spouse of Bonnie T. Dalager.