This Instrument Prepared By:

William A. Graham
Columbia, TN 38401

Davidson County DEEDWARR
Recvd: 08/06/01 10:28 2pgs
Fees:13.00 Taxes:458.43
20010806-0083564

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **DARREN L. SINGLETON, unmarried**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **MOISES HERNANDEZ AND LEOPOLDO HERNANDEZ, as equal tenants in common**, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

> Located in Davidson County, Tennessee, and being Lot No. 348 on the Plan of Hermitage Estates Subdivision, Section II, as of record in Plat Book 3700, Page 23, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Legal Description obtained from prior deed.
>
> This property is shown on the tax records of Davidson County, Tennessee, as MAP 75-6-62.
>
> Being the same property conveyed to FIRST PARTY herein by deeds of record in Book 11496, Page 314, and Instrument No. 20010517/0051434, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes; and building setback lines, utility and drainage easements, and all other matters set forth on the Plan of Hermitage Estates Subdivision, Section II, as shown on Plat Book 3700, Page 23, Register's Office of Davidson County, Tennessee.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above

described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 20 day of July, 2001.

Darren L. Singleton

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned Notary Public of said state and county, **DARREN L. SINGLETON, unmarried**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and expressed.

WITNESS my hand and seal at office in Columbia, Tennessee, this 20 day of July, 2001.

Notary Public

My commission expires:
5-17-2001

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$123,900.00**.

LEOPOLDO HERNANDEZ
Affiant

Sworn and subscribed to before me,
this 20 day of July, 2001

Notary Public

My commission expires:
5-17-2001

PERSON OR AGENCY RESPONSIBLE FOR TAXES:

American Home Mortgage

520 Broadhollow Road

Melville, NY 11747

NAME AND ADDRESS OF PROPERTY OWNERS:

Moises Hernandez and Leopoldo Hernandez

355 Monaco Drive

Hermitage, TN 37076

MCTC #6841