COMMONWEALTH TITLE AGENCY

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into this 1st day of February, 2001, between LYNN CAWTHORNE, EXECUTOR UNDER THE WILL OF MARY EVELYN JOHNSON, DECEASED, hereinafter called GRANTOR, and RITA M. HERNANDEZ, hereinafter called GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, I, LYNN CAWTHORNE, EXECUTOR UNDER THE WILL OF MARY EVELYN JOHNSON, DECEASED, hereinafter referred to as Grantor, do hereby bargain, sell, transfer and convey unto RITA M. HERNANDEZ, hereinafter referred to as Grantee, her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 310 RURAL HILL COURT, NASHVILLE, TN 37217.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her heirs, successors and assigns forever. The Grantor does covenant and agree with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

The said Grantor hereby covenants that said Grantor shall and will WARRANT AND DEFEND the title to the premises unto the said Grantee, his/her successors, heirs and assigns FOREVER against the lawful claims of all persons claiming by, through or under the Grantor BUT NOT OTHERWISE.

WITNESS the hand and seal of Grantor's duly authorized official on the day and year first above written.

Davidson County DEEDWARR
Recvd: 12/29/01 08:22 3pgs
Fees:18.00 Taxes:462.50
20011229-0144348

BY: Lynn Cawthorne executor
LYNN CAWTHORNE, EXECUTOR UNDER THE WILL OF MARY EVELYN JOHNSON, DECEASED

RETURN TO:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 3 7115

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **LYNN CAWTHORNE, EXECUTOR UNDER THE WILL OF MARY EVELYN JOHNSON, DECEASED**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **1st** day of **February, 2001.**

Notary Public

My Commission Expires: My Commission Expires May 30, 2004

Name and Address of Property Owner:

RITA M. HERNANDEZ
310 RURAL HILL COURT, NASHVILLE, TN 37217

Property Address:

310 RURAL HILL COURT
NASHVILLE, TN 37217

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 149-8, PARCEL 8

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$125000**, which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this _____ day of _____, **2001.**

Notary Public

My Commission Expires: My Commission Expires May 30, 2004

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 36 on the Plan of Dorhill Acres, Section 2, as of record in Book 2331, page 144, Register's Office for said COunty, described as follows:

Beginning on the northwesterly margin of Rural Hill Road at the corner of Lots Nos. 36 and 37; thence with the line between said two lots, northwestwardly 178 feet to the corner of Lots Nos. 35, 36, and 37; thence with the line between Lots Nos. 35 and 36, southwestwardly 180 feet to the northeasterly margin of Rural Hill Court; thence with the same, southeastwardly 240 feet to the beginning of a curve; thence around said curve, having a radius of 20 feet, northeastwardly 31.42 feet to the northwesterly margin of Rural Hill Road; thence with the same northeasterly 152.21 feet to the beginning.

BEING the same property conveyed to PATRICK G. JOHNSON AND WIFE, MARY EVELYN JOHNSON, by Warranty Deed from JAMES V. HALL & ROGER FINHOLT, of record in Book 3314, PAGE 27, Register's Office for DAVIDSON County, Tennessee, the said Patrick G. Johnson having since died on May 4, 2001, the property vested in his surviving spouse, Mary Evelyn Johnson. Mary Evelyn Johnson subsequently died on May 5, 2001, and by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 01P-901, to Will Book Instrument Number 1924/352920, the property vested in Irene Cooper Francis. The said Will empowered the Executor, Lynn Cawthorne, to sell and convey the herein property.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 149-8, PARCEL 8).

2. All matters as set forth on the Plan of record in Plat Book 2331, page 144, said Register's Office, which plan includes a 60-foot minimum building setback line from Rural Hill Court and Rural HIll Road and a 10-foot public utility and drainage easement along the northerly or rear lot line.

3. Restrictive Covenant prepared by the Department of Codes Administration, of record in Deed Book 8485, Page 703&, Register's Office for DAVIDSON County, Tennessee, which states that the accessory apartment will be as a self-sufficient housekeeping unit for occupancy by a family member per Section 13.21 (n) of the Metropolitan Zoning Ordinance.