THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18619**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $123,100.00. Affiant Subscribed and sworn to before me, this 27th day of DECEMBER, 2001. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Joss Dean Fernandez 5025 Hillsboro Road, #17-D Nashville, TN 37215	Suntrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	MAP 131-1-D PAR 142.00 FB 07DA 76341

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, STEPHANIE MOSS, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOSS DEAN FERNANDEZ, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5025 Hillsboro Road, #17-D, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of DECEMBER, 2001.

Stephanie Moss

STEPHANIE MOSS

Davidson County DEEDWARR
Recvd: 12/31/01 11:53 2pgs
Fees:13.00 Taxes:455.47

20011231-0144858

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, STEPHANIE MOSS, 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 27th day of DECEMBER, 2001.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 142 on the Plan of Georgetown Condominium Apartments of record in Plat Book 5200, page 4, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners Association, a horizontal property regime established by Master Deed of record in Book 5211, page 325, amended in Book 6079, page 516, said Register's Office.

Being the same property conveyed to Stephanie Moss by quitclaim deed from William E. Moss of record as Instrument No. 20011231014485?, said Register's Office.

This conveyance is made subject to (1) Restrictions of record in Book 5211, page 325, amended in Book 5616, page 133 and in Book 6079, page 516; (2) Charter of record in Book 5233, page 459; (3) Easements of record in Book 4308, page 575 and Book 7873, page 859; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 4, said Register's Office.