THIS INSTRUMENT PREPARED BY:
Jim Stevens Realty & Auction
3937 Gallatin Road
Nashville, Tennessee 37216

PICK-UP

Davidson County DEEDWARR
Recvd: 01/02/02 13:40 1pgs
Fees:13.00 Taxes:24.05

20020102-0000437

State of Tennessee
County of Davidson
The Actual Consideration or value whichever is greater, for this transfer is $6,500.00

Subscribed and sworn to before this the 31
Day of December 2001

My commission expires: March 27th 2004

NAME AND ADDRESS OF PROPERTY OWNER	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
W. L. Hall Trustee	Owner	Map 147 - 7
3937 Gallatin Road		Parcels 84 and 236
Nashville, Tennessee 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

For and in Consideration of the sum of Six Thousand Five Hundred Dollars ($6,500.00) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is here by acknowledged, I **Gary R. Hernandez** , hereinafter called the **Grantor**, have bargained and sold, and by these presents do transfer and convey unto **W. L. Hall, Trustee with full power to mortgage, sell, transfer or convey without the joinder of any beneficiaries** , hereinafter called the **Grantee**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Tract 1
BEGINNING at a point the intersection of a thirty foot avenue (Taylor Avenue) and George Harris' lands, and running thence with a fence North 11 1/4 East 201 feet to a located post, thence South 88 East 56 feet to a located stake, thence almost at right angles with said line 213 feet to a point of intersection of said thirty foot avenue, thence 50 feet to at right angles back to the beginning point, containing .26 acres more or less.

Tract 2
Land in Davidson County, Tennessee being Lot No. 3 on the Map of survey made by Eric Drake, filed as Exhibit "B" in the cause of Henry Reed vs. Bedford Taylor, et al, in the Chancery Court at Nashville, and described as follows:
BEGINNING at a point at the intersection of thirty foot avenue and lot No. 2 and Lot No. 3 at a stone mark, running thence North 82 West 314 feet to a stake; thence at right angles with the margin of said avenue North 11 1/4 East 213 feet to a stake; thence South 88 East 319 feet along with a fence to a point of intersection of Lot No. 1 and Lot No. 3 as shown by Exhibit B in B. J. Cook's land; thence from said point at right angles South 85 West 70 feet to a stake; thence South 5 East 128 feet to the beginning point, and Lot No. 3 containing 1.68 acres, as shown by said Exhibit "B".

Being the same property conveyed to Gary R. Hernandez and wife, Rita M. Hernandez, by deed from Robert Edwin Coursey and wife, Anita D. Coursey, of record in Book 9691, page 580 said Register's Office. The said Rita M. Hernandez conveyed her interest in the property to Gary R. Hernandez by quitclaim deed of record in Book 10827, page 630, said register's office.

This is unproved property, known as 2 Tracts JJ Watson Avenue Nashville, Tennessee 37208
(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 whosoever. 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 31 day of December, 2001.

Gary R. Hernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State the within named Gary R. Hernandez , the bargainor, 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.

Witness my hand and official seal at office this 31 day of December, 2001.

My commission expires:
March 27th, 2004

Notary Public