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. 18726**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $198,000.00. Affiant Subscribed and sworn to before me, this 21st day of February, 2002. Notary Public My Commission Expires: 10-26-05

Davidson County DEEDWARR
Recvd: 02/26/02 13:44 2pgs
Fees:13.00 Taxes:732.60

20020226-0024334

WARRANTY DEED

Address New Owner: FRANK FERNANDEZ 3205 Marlborough Avenue Nashville, Tennessee 37212	**Send Tax Bills To:** FRANKLIN AMERICAN MORTGAGE CO. 501 Corporate Center Dr., #400 Franklin, Tennessee 37067	**Tax Information:** MAP 104-6 PAR 145-01 FB 26W7660

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, WILLIAM B. PEVEAR, JR. AND WIFE, REBECCA WALTON PEVEAR ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to FRANK FERNANDEZ AND WIFE, JENNIFER L. FERNANDEZ ("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 3205 Marlborough Avenue, Nashville, Tennessee 37212.

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 21st day of February, 2002.

WILLIAM B. PEVEAR, JR.

REBECCA WALTON PEVEAR

STATE OF TENNESSEE:
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, WILLIAM B. PEVEAR, JR. AND WIFE, REBECCA WALTON PEVEAR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of February, 2002.

My Commission Expires: MY COMMISSION EXPIRES JUNE 11, 2005

Notary Public

REVELYN RENA CLARK
NOTARY PUBLIC AT LARGE
SHELBY CO. TN

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 116 on the Revised Plan of R. W. Grizzard's Subdivison of the Bosley Tract, not of record, and, described according to a survey made by Parrish Engineers, Inc., dated May 31, 1966, as follows:

Beginning at a point in the southeasterly margin of Marlborough Avenue at its intersection with the westerly margin of an alley; thence along said Avenue, southwesterly 55.26 feet to a point; being 94.74 feet northeasterly from the intersection of Marlborough Avenue and Love Circle; thence southeasterly along a curve 134.2 feet (by actual field measurement 126.5 feet) to a point in the line between Lots Nos. 115 and 116; thence with the line between said lots, easterly 55.15 feet to a point in the westerly margin of a 12 foot alley; thence along the westerly margin of said alley, northwesterly 165 feet more or less to the point of beginning.

Being the same property conveyed to William B. Pevear, Jr. and wife Rebecca Walton Pevear by deed from Andrew Loveman and wife, Christine Loveman of record in Book 5899, page 60, and corrected in Book 6988, page 625, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictive covenants of record in Book 3571, page 577; (3) Easements of record in Book 10281, page 449 and Book 2249, page 409; and (4) All matters appearing on survey by Parrish Engineers, Inc., dated May 31, 1966