WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/02 15:11 2pgs
Fees:13.00 Taxes:235.32

20020604-0067668

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 63,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF May, 2002

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC Exp. 07/27/2002 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosa Hernandez (NAME)	GMAC Mortgage (NAME)	MAP 133-01
517 Elgin Street (ADDRESS)	1801 West End Avenue, Suite 700 (ADDRESS)	PARCEL 252
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sarah S. Somerby, Trustee of The Sarah S. Somerby Revocable Living Trust dated July 26, 1995

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROSA H. HERNANDEZ, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 168 on the Map of Sunrise Heights, Second Plan, of record in Book 421, page 46, Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sarah S. Somerby, Trustee of The Sarah S. Somerby Revocable Living Trust dated July 26, 1995, by Quitclaim Deed from Charles I. Somerby, III and Sarah S. Somerby of record as Instrument #20010717-0075735, said Register's Office.

This conveyance is subject to (a) 2002 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 421, page 46, said Register's Office.

unimproved ( )
This is improved (X) property, known as 517 Elgin Street, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this 31st day of May, 2002

Sarah S. Somerby, Trustee of The Sarah S. Somerby Revocable Living Trust dated July 26, 1995

SARAH S. SOMERBY, INDIVIDUALLY

CHARLES I. SOMERBY, III, INDIVIDUALL

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

SARAH S. SOMERBY AND CHARLES I. SOMERBY, III

the bargainor _____, 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 and official seal at Nashville, Tennessee, this 31st day of May, 2002.

Commission expires _____

Notary Public

KEVIN D. MONTGOMERY NOTARY Exp. 10/25/2003 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

~~STATE OF TENNESSEE~~
~~COUNTY OF~~

~~Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.~~

~~Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.~~

~~My commission expires _____~~

~~Notary Public~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Sarah S. Somerby, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, that she is the trustee of The Sarah S. Somerby Revocable Living Trust dated July 26, 1995, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and seal this _____ day of _____, 2002.

KEVIN D. MONTGOMERY NOTARY Exp. 10/25/2003 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

NOTARY PUBLIC