Davidson County DEEDWARR
Recvd: 09/30/02 14:28 2pgs
Fees:13.00 Taxes:64.38
20020930-0118586

THIS INSTRUMENT PREPARED BY:
BOTTORFF, KAVIN & COOK, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

WARRANTY DEED

****

Address New Owner:	Send Tax Bills To:	Map-Parcel
Brad Whitfield 1227 Lebanon Rd. Nashville, Tennessee 37210	Same	83-10-294

****

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $17,400.00.

Affiant

Subscribed and sworn to before me this 11th day of September, 2002.

Notary Public

My Commission Expires: 5/24/05

****

FOR AND IN CONSIDERATION of Ten & No/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **CHARLES HERNANDEZ and RHONDA A. MARSHALL** ("Grantors") by these presents do hereby transfer, sell and convey to **BRAD WHITFIELD** ("Grantee"), his heirs and assigns, all their interest, right and title in and to a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 76 on the Map of Lockland, Chadwell Home Place of record in Book 57, page 135, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Charles Hernandez and Rhonda A. Marshall, by Quitclaim Deed dated September 21, 1995 from William E. Shane and wife, Connie L. Shane, of record in Book 9801, page 732, said Register's Office.
>
> This is unimproved property known as 1708 Forrest Avenue, Nashville, Tennessee.

This conveyance is subject to all restrictions of record and all matters shown on the plat of record and real property taxes for 2002.

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

AND Grantors do hereby covenant with the Grantee that they are lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real property to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 11th day of September, 2002.

GRANTORS:

Charles Hernandez
CHARLES HERNANDEZ

Rhonda Marshall
RHONDA A. MARSHALL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES HERNANDEZ**, 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 this 11th day of September, 2002.

Rebecca L. Baldwin
Notary Public

My Commission Expires: 5/29/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RHONDA A. MARSHALL**, 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 and official seal this 11th day of September, 2002.

Rebecca L. Baldwin
Notary Public

My Commission Expires: 5/29/05