SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Miguel Angel Hernandez
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of October, 2002.

Notary Public

My Commission Expires:_____

SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/29/02 10:11 3pgs
Fees:18.00 Taxes:499.50
20021029-0132178

ADDRESS NEW OWNER(S) AS FOLLOWS:
Miguel Angel Hernandez
2044 Ransom Place
Nashville, Tennessee 37217

SEND TAX BILLS TO:
Washington Mutual Bank, FA
P.O.Box 25064
Santa Ana, CA 92799

MAP-PARCEL NUMBERS:
135-14-B-43

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael C. White and wife, Jennifer W. White** hereinafter referred to as Grantors, hereby transfers and conveys to **Miguel Angel Hernandez, a single man** hereinafter referred to as 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. 42, on the Plan of Ransom Place, Section One, Phase Two, according to a plan of record in Plat Book 7900, page 463, Register's Office for Davidson County, Tennessee, and to which plan of reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michael C. White and wife, Jennifer W. White by Deed from Troy M. Grimes, unmarried, of record in Book 10905, page 591, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 463, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7867, Page 81, Book 7885, page 868, Book 7947, page 436, Book 8070, page 555, Book 8424, page 414, Book 8505, page 235, Book 8550, page 764, Book 8707, page 8707, page 86, Book 8846, page 184 and Book 10421, page 358, Register's Office for Davidson County, Tennessee.

Easement for Storm Water Detention Agreement of record in Book 8879, Page 270, Register's Office for Davidson County, Tennessee.

Easement for Storm Wate Detention Maintenance Agreement of record in Book 6865, page 79, Register's Office for Davidson County, Tennessee.

Assignment of Rights in Easement and Storm Water Detention Joint Maintenance Agreement of record in Book 7193, page 239, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7389, page 133, Register's Office for Davidson County, Tennessee.

Deed of Conveyence from Metropolitan Government to Ransom Place for Water and Sewer of record in Book 9190, page 471, Register's Office for Davidson County, Tennessee.

Charter of Ransom Place Homeowner's Association of record in Book 7877, page 973, as amended in Book 8170, page 947, and Book 8550, page 766, Register's Office for Davidson County, Tennessee.

Conveyance of Open Space to Ransom Place Homeowner's Association of record in Instrument No. 2001 0530-0055831, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7867, page 104, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Enroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2044 Ransom Place, Nashville, Tennessee 37217.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 24th day of October, 2002.

Michael C. White by Karen Hoff Attorney in Fact

Michael C. White

Jennifer W. White by Karen Hoff Attorney in Fact

Jennifer W. White

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 Karen Hoff, with whom I am personally acquainted and who proved herself to be the attorney in fact of Michael C. White and who being authorized to do so acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of October, 2002.

Notary Public

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

My Commission Expires: _____

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 Karen Hoff, with whom I am personally acquainted and who proved herself to be the attorney in fact of Jennifer W. White and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of October, 2002.

Notary Public

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

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