WARRANTY DEED

RECORD & RETURN TO:
Prestige Title, LLC
1800 Mallory Lane
Suite A
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,500.00

Kay M. Brandt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 2003

JOHN LEAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kay M. Brandt (NAME)	Fifth Third Mortgage Company (NAME)	MAP 116-08
3509 Woodmont Lane (ADDRESS)	38 Fountain Square Plaza (ADDRESS)	PARCEL 10
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Cincinnati, Ohio 45236 (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, Anthony S. Fernandez and wife, Jacy L. Fernandez

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kay M. Brandt and R. Stephen Jobe

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 the north 21.5 feet of Lot No. 6 and the south 59.5 feet of Lot No. 5 of Block "B" on the Map of Woodmont Lane Homesites of record in Book 1130, page 13, Register's Office for Davidson County, Tennessee.

Said parts of said Lots front together 81 feet on the westerly side of Woodmont Lane and run back between lines 193 feet, more or less, on the northerly line and 196 feet, more or less, on the southerly line to a dead line in the rear, on which they measure 81 feet.

Being the same property conveyed to Anthony S. Fernandez and Jacy L. Fernandez by Quitclaim Deed from Michael D. Sontag of record in Instrument #20030303-0027819, said Register's Office.

This conveyance is subject to (a) 2003 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 1130, page 13, said Register's Office.

Davidson County DEEDWARR
Recvd: 08/04/03 14:44 2pgs
Fees:13.00 Taxes:1204.35
20030804-0110263

unimproved ( )
This is improved (X) property, known as 3509 Woodmont Lane, Nashville, Tennessee 37215
(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 our hand/s this 25th day of July, 2003

Anthony S. Fernandez

Jacy L. Fernandez

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 Anthony S. Fernandez and wife, Jacy L. Fernandez

the bargainor s, 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 25th day of July 2003.

Commission expires _____

Notary Public

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