File #200330628

KAREN M. TATE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,800.00.

CARLES A HERNANDEZ
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos A. Hernandez	Charter One Mortgage	Map: 91-10-0-26.00
(NAME)	(NAME)	
530 Snyder Ave.	501 Corporate Ctr. Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, PAUL MCCULLOUGH, A MARRIED PERSON, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto CARLOS A. 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 all of Unit No.1, of the Synder Avenue Condominums, a Horizontal Property Regime, as shown in the Declaration establishing a Planned Unit Development for Synder Avenue, as shown by plat appearing of record in Instrument No. 20020619-0074141, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Paul McCullough, a married person, by Warranty Deed of record in Instrument No. 20021226-0158724, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020619-0074141; All matters of the original plat of record in Plat Book 161, Pages 134 and 135, and, any and all matters shown on plat of record in Instrument No. 20020619-0074141; all in the Register's Office for Davidson County, Tennessee.

This property has never been nor was ever intended to be the Grantors primary residence and has been held strictly for investment purposes only.

Unimproved ( )
This is improved (x) property, known as 530 Snyder Ave., Nashville, TN 37209
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 29th day of July, 2003.

Paul McCullough

Davidson County DEEDWARR
Recvd: 08/05/03 16:08 2pgs
Fees:13.00 Taxes:243.46

20030805-0111163

STATE OF Tennessee

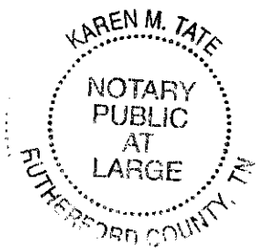
COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Paul McCullough, a married person who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of July, 2003.

Notary Public

My Commission Expires: 5-23-05



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167