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

Prepared by:
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Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $97,900.00

Affiant

Subscribed and sworn to before me, this 16th day of September 2003.

Notary Public
My commission expires: 11/2/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/18/03 12:35 2pgs
Fees:13.00 Taxes:362.23
20030918-0138278

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Miguel E. Tobias Hernandez and Damaris Santiago 3710 Ezell Road Nashville TN 37211	Pulte Mortgage, LLC P.O. Box 5226 Denver, CO 80214-9653	148-6/127

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Debbie R. Therber hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Miguel E. Tobias Hernandez and wife Damaris Santiago hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 21, on the Plan of Mangum Heights, as shown on plat of record in Plat Book 2330, page 147, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

SAID Lot No. 21 fronts 80.0 feet on the easterly margin of Bakertown Road and extends back 170.00 feet on the northerly line and 164.00 feet on the southerly line to a dead line in the rear, measuring 45.0 feet thereon.

Being the same property conveyed to Debbie R. Therber by Deed of record in Book 4693, Page 266 and Quitclaim Deed in Book 10933, page 406, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) The dower, curtesy, homestead, community property, or other statutory marital rights, if any, of the spouse of any individual insured. 2) Rights or claims of parties in possession not shown by the public records. 3) Easements, or claims of easements, not shown by the public records. 4) Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey should show. 5) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. 6) Taxes for the year 2003, a lien, which are not yet due and payable. Tax Parcel No. 148-6/127 7) If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq. 8) All matters shown on Plat recorded in Book 2330, page 147. 9) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 8920, page 65, as amended in Book 9860, page 840; Book 10126, page 435; Book 10224, page 683; Book 10393, page 11;

Book 10628, page 517; Book 10895, page 778; and Instrument No. 200007180070558, and in any allied instrument(s) referred to in said restrictions. 10) Restrictions as contained in Book 7798, page 843. 11) By-Laws of Townhomes of Fredericksburg Homeowners Association of record in Book 8920, page 45.

This property is improved property known as 3710 Ezell Road, Nashville, Tennessee 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 12th day of September, 2003.

Debbie R. Therber

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debbie R. Therber, 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 Brentwood, Tennessee, this 12th day of September, 2003.

Notary Public

My Commission expires: 4/21/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

FILE NO: 04097