Davidson County DEEDWARR
Recvd: 10/02/03 09:57 2pgs
Fees:12.00 Taxes:0.00
20031002-0145412

THIS INSTRUMENT PREPARED BY:
K. Gabriel Heiser, Esq.
Law Offices of K. Gabriel Heiser
4155 Franklin Road, Suite 137
Brentwood, TN 37027

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that RITA M. HERNANDEZ, Grantor, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby grant, bargain, convey, and transfer all of her right, title and interest in the property described below to RITA M. HERNANDEZ, Trustee, or her successors in trust, under the HERNANDEZ FAMILY LIVING TRUST, dated September 15, 2003, Grantee. Said trust is a revocable living trust. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 36 on the Plan of Dorhill Acres, Section 2, as of record in Book 2331, page 144, Register's Office for said County, described as follows:

Beginning on the northwesterly margin of Rural Hill Road at the corner of Lots Nos. 36 and 37; thence with the line between said two lots, northwestwardly 178 feet to the corner of Lots Nos. 35, 36 and 37; thence with the line between Lots Nos. 35 and 36, southwestwardly 180 feet to the northeasterly margin of Rural Hill Court; thence with the same, southeastwardly 240 feet to the beginning of a curve; thence around said curve, having a radius of 20 feet, northeastwardly 31.42 feet to the northwesterly margin of Rural Hill Road; thence with the same northeasterly 152.21 feet to the beginning.

BEING the same property conveyed to RITA M. HERNANDEZ by deed from LYNN CAWTHORNE, EXECUTOR UNDER THE WILL OF MARY EVEYLN JOHNSON, DECEASED, dated February 1, 2001, of record in Instrument 20011229-0144348, Register's Office for Davidson County, Tennessee. The legal description set forth above is identical to that in the previous deed of record.

This is improved property known as 310 RURAL HILL COURT, NASHVILLE, TN 37217.

TO HAVE AND TO HOLD the same unto the Grantee and Grantee's successors and assigns forever; and Grantor hereby covenants to and with the Grantee and Grantee's successors and assigns that Grantor is lawfully seized and possessed of the above-granted premises in fee simple and has a good and lawful right to convey it, and the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance. Grantor further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to said premises and every part and parcel thereof to the said Grantee against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The liability and obligations of the Grantor to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument but merely define the scope, nature, and amount of such liability or obligations.

No abstract or survey furnished for preparation of this instrument.

ANY TRUSTEES [OR ANY SUCCESSOR TRUSTEE(S)] TO HAVE the full power to sell, mortgage, rent, lease and convey or otherwise encumber, without the joinder or consent of any

beneficiary, and without the purchaser, lender, mortgagee, tenant or transferee being required to see to the distribution and application of any proceeds of sale, loan or rent.

IN TESTIMONY WHEREOF, this instrument was executed on September 15, 2003.

RITA M. HERNANDEZ

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared RITA M. HERNANDEZ, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal on September 15, 2003.

K. GABRIEL HEISER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
My Commission expires: My Commission Expires October 05, 2004

**Property address:**
310 Rural Hill Court
Nashville, TN 37217

**Address of New Owner:**
RITA M. HERNANDEZ
2717 Smith Springs Road
Nashville, TN 37217

**Mail Tax Bills To:**
RITA M. HERNANDEZ
2717 Smith Springs Road
Nashville, TN 37217

**PARCEL I.D.**
Map 149-08-0
Parcel 008.00

**NOTE TO REGISTER OF DEEDS**: This transfer is to a revocable living trust, and pursuant to T.C.A. § 67-4-409(a)(3)(F) such transfer is exempt from the recordation tax; further, pursuant to T.C.A. § 67-4-409(a)(5), no oath of value is required in such transaction.