Davidson County DEEDWARR
Recvd: 10/02/03 09:58 3pgs
Fees:17.00 Taxes:0.00
20031002-0145415

THIS INSTRUMENT PREPARED BY:
K. Gabriel Heiser, Esq.
Law Offices of K. Gabriel Heiser
155 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:

Tract No. 1:

Lot No. 6 on the Revised and Corrected Plan of Thompson and Rings Subdivision of Edenwold Park, as of record in Book 332, page 29, Register's Office for said County.

SAID Lot No. 6 fronts 50 feet on the westerly side of Nolensville Pike and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to RITA M. HERNANDEZ by deed from GARY R. HERNANDEZ, dated March 6, 1998, of record in Book 10830, Page 650, 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 2715 Nolensville Pike, Nashville, Tennessee 37211.

Tract No. 2:

Lot No. 7 on the Revised and Corrected Plan of Thompson & Ring's Subdivision of Edonwold Park, as of record in Book 332, Page 29, Register's Office for said County.

SAID Lot No. 7 fronts 50 feet on the westerly side of the Nolensville Pike and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to RITA M. HERNANDEZ by deed from GARY R. HERNANDEZ, dated March 6, 1998, of record in Book 10830, Page 648, 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 2713 Nolensville Pike, Nashville, Tennessee 37211.

Tract No. 3:

Lot No. 8 in Block "A" on the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, as of record in Book 332, page 29, Register's Office for said County.

SAID Lot No. 8 fronts 50 feet on the westerly side of the Nolensville Turnpike and runs back between parallel line 150 feet to an alley.

BEING the same property conveyed to RITA M. HERNANDEZ by deed from GARY R. HERNANDEZ, dated March 6, 1998, of record in Book 10830, Page 648, 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 2711 Nolensville Pike, Nashville, Tennessee 37211.

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 Gr antee and Grantee's successors a nd 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.

NOTARY PUBLIC
My Commission expires:

GABRIEL HEISER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires October 05, 2004

Property address:
2711-2715 Nolensville Pike
Nashville, TN 37211

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 119-09-0
Parcels 057-059

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.