Davidson County DEEDWARR
Recvd: 01/30/04 11:30 2pgs
Fees:13.00 Taxes:399.23

20040130-0011711

WARRANTY DEED

MORA-03MT0410

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,900.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF January, 2004.

Notary Public

ANGELA L. McCLANAHAN NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN

MY COMMISSION EXPIRES: (AFFIX SEAL)

My Commission Expires 5/12/2004

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gaspar C. Hernandez and wife Maria I. Hernandez	Bank of America N. A.	97-13-30
(NAME)	(NAME)	
3200 Blackwood Dr.	200 S. College St	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Charlotte, N.C 28255-0001	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JUDITH MORA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto GASPAR C. HERNANDEZ AND WIFE MARIA I. HERNANDEZ, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee Being Lot No. 12 on the Plan of Section One, Addition to Larchwood, of record in Plat Book6250, page 429, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Judith Mora, unmarried, by warranty deed from Raye Kelley, Patty Colleen Kelley, Erin Tiffany Kelley Hamilton and Deirdre Kathleen Kelley Tidwell, of record in Book 10574, page 193, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3200 Blackwood Dr., Nashville, Tennessee 37214
(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 my/our hand(s) this 23rd day of January, 2004.

Judith Mora

Judith Mora

BY: Linda Batson
ATTORNEY IN FACT

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Judith Mora , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of January, 2004.

My Commission Expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILIAMSON

Personally appeared before me, the undersigned a Notary Public within and for said County and State aforesaid, personally appeared Wanda Batson, with whom I am personally acquainted and who upon her oaths acknowledged herself to be the Attorney in Fact for Judith Mora, and as such Attorney in Fact for Judith Mora, she executed the foregoing instrument for the purposes contained therein and who further acknowledged that she is the Attorney in Fact under a Power of Attorney and is authorized by Judith Mora to execute this instrument on behalf of Judith Mora.

Witness my hand and official seal this 23rd day of January, 2004.

My Commission expires:

ANGELA L. McCLANAHAN
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Commission Expires 5/12/2004

Angela L. McClanahan
Notary Public