This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Letticia Fernandez
115 Windsor Terrace Dr.
Nashville, Tennessee 37221

Davidson County DEEDWARR
Recvd: 04/14/04 11:33 2pgs
Fees:13.00 Taxes:514.30
20040414-0041949

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wells Fargo Home Mortgage, Inc.
4456 Corporation Lane
Virginia Beach, VA 23462

MAP **143-1**
GROUP **A**
PARCEL **115**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jonathan Porter Wilson, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Letticia Fernandez, unmarried**, hereinafter called the "GRANTEE", her 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 Unit No. 115 on the Plan of Windsor Terrace Condominium, Phase II, Tract "A" , of record in Exhibit "C" to the Amendment to Master Deed of record in Book 7436, page 667 and re-recorded in Book 7464, page 297, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Jonathan Porter Wilson, unmarried by deed from Linda S. Williams, unmarried of record in Instrument no. 20001103-0109330, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 115 Windsor Terrace Dr., Nashville, Tennessee 37221.

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", her heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that he is 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; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 9th day of April, 2004.

Jonathan Porter Wilson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jonathan Porter Wilson**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 9th day of April, 2004.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $159,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of April, 2004.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004