Davidson County DEEDWARR
Recvd: 04/19/04 15:31 2pgs
Fees:13.00 Taxes:307.10
20040419-0044284

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Carrie Tuesley
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of April, 2004.

Notary Public

My Commission Expires: 11-24-07

CARRIE ANN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jorge Hernandez and Veronica Martinez
4317 Hopewood Drive
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
147-8, parcel 190

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David Obedala** hereinafter referred to as Grantors, hereby transfers and conveys to **Jorge Hernandez and wife, Veronica Martinez** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being all of Lot No. 15, Beverly Heights Subdivision, Section 4, as shown by plat and survey of record in Plat Book 5200, page 263, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David Obedala, ,married by special warranty deed from Wells Fargo Bank Minnesota, NA as Trustee for Delta Funding Home Equity Loan Trust 1998-3 of record in Instrument 20040130-0011624, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Plan of record in Plat Book 5200, Page 263, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5626, Page 220, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4317 Hopewood Drive, Nashville, TN 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 8th day of April, 2004.

David Obedala

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 David Obedala, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of April, 2004.

Notary Public

My Commission Expires: 2-19-07

SANDRA S. TOMLIN Notary Public At Large WILLIAMSON COUNTY, TN