Box 34

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

ADDRESS NEW OWNER:
Juan Hernandez
201 New Towne Court
Antioch, Tennessee 37013

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 06/14/04 08:40 2pgs
Fees:13.00 Taxes:388.50

20040614-0069671

SEND TAX BILL TO:
First National Bank of Arizona
PO Box 66604
Phoenix, AZ 85082

MAP 150-7
GROUP
PARCEL 53

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lawrence E. Worthey, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Juan Hernandez, married**, hereinafter called the "GRANTEES", their 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 Lot No. 70 on the Plan of Section One, Towne Village of the Country, of record in Plat Book 5200, page 55 & 56, 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 Lawrence E. Worthey, unmarried by deed from Mark Thomas Utz and wife, Elizabeth Gayle Utz of record in Book 11140 page 659, 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 201 New Towne Court, Antioch, Tennessee 37013.

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, GRANTOR does covenants with the said GRANTEES 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 GRANTEES, and 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 the 9th day of June, 2004.

Lawrence E. Worthey by Michael K. Ain as Attorney in fact

Lawrence E. Worthey by Michael K. Ain as Attorney in Fact

STATE OF California
COUNTY OF Sacramento

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael K. Ain**, 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 and he further acknowledged that he is the attorney in fact for **Lawrence W. Worthey**, the bargainor, and that as said attorney in fact he executed the within Warranty Deed by signing the name of **Lawrence E. Worthey** as his free act and deed.

ANITA R. MAHON
COMM. #1305930
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
My Comm. Expires May 26, 2005

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

Anita R. Mahon
NOTARY PUBLIC

My Commission Expires:
5/26/05

ANITA R. MAHON
COMM. #1305930
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
My Comm. Expires May 26, 2005

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $105,000.00.

Christine Greenthal
AFFIANT

Subscribed and sworn to before me on this 10th day of June, 2004.

Lynda Kaye Jones
NOTARY PUBLIC Lynda Kaye Jones

My Commission Expires: 1/28/06