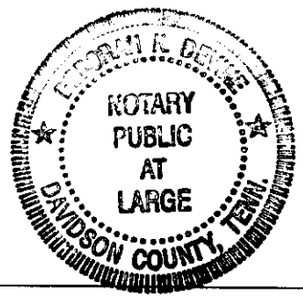
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/27/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
505 E. Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 07/06/04 12:57 2pgs
Fees:13.00 Taxes:259.00

20040706-0079935

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Byron Fernandez	UNION PLANTERS BANK, N.A.	Map 60 Group 05-0 Parcel 9
(NAME) 3023 Capps Drive	(NAME) P.O. Box 2127	
(ADDRESS) Nashville, TN 37	(ADDRESS) MEMPHIS, TN 38101-2127	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ella Mai Davenport, unmarried, by Charles Davenport, Attorney In Fact , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Byron Fernandez, unmarried and Nancy Aviles Olivia**, unmarried, as joint tenants with right of survivorship and not as tenants in common, 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:

BEING Lot No. 64 Aldrich Heights, Section Three, as shown by plat of record in Plat Book 2663, Page 49, 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 Ella Mai Davenport, by Deed from Teddy W. Darnall and wife, Margaret Anne Darnall, dated September 19, 1996, filed for record on September 23, 1996, in Deed Book 10198, Page 594, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Ella Mai Davenport by her lawful Attorney In Fact , Charles Davenport, pursuant to a Power of Attorney being recorded as Instrument No. 20040706-0079934, said Register's Office.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3023 Capps Drive, Nashville, TN 37207

(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 30th day of June, 2004.

Ella Mai Davenport
By: Charles Davenport, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of June, 2004, before me personally appeared Charles Davenport, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ella Mai Davenport, and who acknowledged that he executed the same as the free act and deed of the said Ella Mai Davenport, as Attorney In Fact.

Witness my hand and official seal at Hendersonville, Tennessee this 30th day of June, 2004.

My Commission Expires: 02/17/08

Notary Public

LISA G. MILLIGAN
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN
MY COMMISSION EXP.

File Number2406108
~~RETURN TO~~:
Cumberland Title of Hendersonville
505 E. Main Street
Hendersonville, TN 37075

RETURN TO
AFTER RECORDING:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665
#1211