This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040451

Davidson County DEEDWARR
Recvd: 10/08/04 14:22 2pgs
Fees:13.00 Taxes:425.50

20041008-0122112

Send Tax Bills To:
Star Mortgage Services
P.O. Box 2000 10-9246
Kennesaw, GA 30156

New Owner is:
Matthew and Elizabeth Freudenthal
910 Waggoner Court East
Nashville, TN 37214

MAP: 108-04
PARCEL: 165.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Joseph R. Hernandez married** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Matthew L. Freudenthal and wife Elizabeth A. Freudenthal**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 121-A of the Zone Lot Division of Section Six Patio Villa of record in Plat Book 6250, Pages 570 and 571, amending Plat Book 6250, Page 789, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to Joseph R. Hernandez, unmarried by Warranty Deed from Michelle Foster dated October 29, 1998, recorded November 2, 1998, in Book 11181, page 166, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

611510

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of September, 2004.

GRANTOR:

Joseph R. Hernandez

Celesta Hernandez

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Joseph R. Hernandez and Celesta Hernandez, married**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29th day of September, 2004.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Melissa L. Sanders
Notary Public

My Commission Expires: MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Sharon R. Riney
Affiant

SWORN TO and subscribed before me this 29 day of September, 2004.

Catherine C. Birmingham
NOTARY PUBLIC

CATHERINE C. BIRMINGHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 30, 2005

My commission expires:

_____