Return to
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

WARRANTY DEED

NOTARY PUBLIC AT LARGE

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$125,000.00**

Affiant

Subscribed and sworn to before me, this the 14th day of December, 2004.

Notary Public

My commission expires: 5/20/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Alfredo Hernandez	**SAME**	**162-10-175.00**
620 Roxanne Drive	Same	
Antioch TN 37013	Same	

Davidson County DEEDWARR
Recvd: 12/21/04 11:12 2pgs
Fees:13.00 Taxes:462.50
20041221-0151537

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

B4 & After Properties, Inc, a TN Corp

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alfredo Hernandez and Rosalva Hernandez, husband and wife

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. 180 on the Plan of Brookview Estates, Section II, as of record in Book 4460, page 163, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to B4 & After Properties, Inc., a Tennessee corporation, by Deed from Kenneth L Regen, dated 09/12/2002, of record in Instrument No. 200209120111513, Register's Office for Davidson County, TN.

Restrictions, Easements, and all matters of record on subdivision plat recorded in Book 4460, page 163 and Restrictions in Book 4689, page 561, for said county.

This is improved (_x___) Unimproved (____) property, known as **620 Roxanne Drive, Antioch TN 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 **14th** day of **December, 2004.**

Edwin A. Baldwin , Vice President for B4 & After Properties, Inc, a TN Corp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me Danny L. Smith of the state and county mentioned personally appeared Edwin A. Baldwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be the Vice President of B4 & After Properties, Inc. a TN Corp, the within named bargainor, a corporation, and that such Vice President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as the Vice President.

Witness my hand, at office, this **14th** day of **December, 2004.**

Danny L. Smith

Notary Public

My Commission Expires: 5/20/06

