This Warranty Deed prepared from information supplied by the Grantor herein, and no title search has been performed for this transaction.

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 17th day of **December, 2004, by and between WALTER H. CARTER, D/B/A WALTER H. CARTER INVESTMENTS, A SOLE PROPRIETORSHIP, hereinafter called Grantor, and JESUS MANUEL HERNANDEZ, UNMARRIED, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WALTER H. CARTER, D/B/A WALTER H. CARTER INVESTMENTS, A SOLE PROPRIETORSHIP, as Grantor, does hereby bargain, sell, transfer and convey unto JESUS MANUEL HERNANDEZ, UNMARRIED,hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1015 SEYMOUR AVENUE, NASHVILLE, TENNESSEE 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

This is not marital property and my spouse has no interest whatsoever in said property.

WITNESS the hand and seal of Grantors on the day and year first above written.

WALTER H. CARTER
Signature of Seller

Davidson County DEEDWARR
Recvd: 12/21/04 14:50 3pgs
Fees:18.00 Taxes:181.30
20041221-0151755

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, WALTER H. CARTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2004.

Barbara Black
Notary Public

BARBARA BLACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires NOV. 26, 2005

Name and Address of Property Owner:

JESUS MANUEL HERNANDEZ, UNMARRIED

1126 INGLEWOOD DRIVE
NASHVILLE, TENNESSEE 37216

Property Address:

1015 SEYMOUR AVENUE
NASHVILLE, TENNESSEE 37206

Person Responsible for Taxes:

WALTER H. CARTER
P.O. BOX 1633
MT. JULIET, TENNESSEE 37121-1633

Map & Parcel #: MAP 83-5, PARCEL 7

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$49000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

12 17 04

Affiant

Sworn to and subscribed before me, a Notary Public, this _____ day of **December, 2004.**

Barbara Black
Notary Public

BARBARA BLACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires NOV. 26, 2005

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 04-7531

EXHIBIT 'A'

Land in Davidson County, Tennessee, being part of Lot No. 6 on the Division of the estate of John Hobson, deceased, in the 11th, formerly the 18th Civil District of said County, as of record in Book "L", page 363, Circuit Court for said County, and described as follows:

Beginning in the center of Seymour Avenue at a point 873 feet east from the easterly margin of McFerrin Avenue, being the southeast corner of Annie Mai Benson's lot; thence with Benson's east line, northerly 179 feet to the southwest corner of a lot conveyed by C. W. Russell to Zack Q. Myers, by deed of record in Book 689, page 766, Register's Office; thence with Myers' south line and parallel with Seymour Avenue, easterly 50 feet to Myers' southeast corner; thence at right angles and parallel with Benson's east line, southerly 179 feet to the center of Seymour Avenue; thence with the center of said Avenue, westerly 50 feet to the beginning.

Being the same property conveyed to WALTER H. CARTER, D/B/A WALTER H. CARTER INVESTMENTS, A SOLE PROPRIETORSHIP, by Warranty Deed from WILLIAM I. BEATY AND WIFE, DOROTHY D. BEATY, of record in Book 10483, page 214, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 83-5, PARCEL 7).

2. Unrecorded easements for roads and utilities, if any.

3. Company does not assume any liability whatsoever for the amount of acreage contained in the subject property.