FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Salvador Hernandez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2005

Notary Public: ~~Patricia Nicholls~~

MY COMMISSION EXPIRES: ~~01/29/05~~ 3/31/09
(AFFIX SEAL)

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Salvador Hernandez	Access National Mortgage	Map 107
1906 Pamela Drive	1800 Robert Fulton Drive, Suite 350	Group 05-0
Nashville, TN 37217	Reston, VA 20191	Parcel 140.00

FOR AND IN 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

Linda Brown, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Salvador 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:

BEING Lot No. 139, on the Plan of Bel-Air, Section II, of record in Plat Book 2900, Pages 29-32, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Linda Brown by deed from Roger C. Sutton et ux, Nancy S. Sutton, (erroneously shown as Renate Nancy S. Sutton on prior deed) of record in Book 7935, Page 628, said Register's Office, dated September 7, 1989.

This conveyance is subject to Restrictive Covenants of record in Book 2959, Page 217; Book 2964, Page 1, Book 3096, Page 485 and 3764, Page 414, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 29-32, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1906 Pamela Drive, Nashville, TN 37217

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 hand this 13th day of January, 2005.

Linda Brown
Linda Brown

Davidson County DEEDWARR
Recvd: 01/18/05 12:20 2 pgs
Fees:13.00 Taxes:425.50

20050118-0005970

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of January 2005.

My Commission Expires: ~~01/29/05~~ 3/31/07

Notary Public

JAMIE CRUTCHFIELD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY