6R

WARRANTY DEED

AMY LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF **TENNESSEE**
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,789.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th June, 2005

Notary Public

MY COMMISSION EXPIRES: 9/20/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry Hernandez	1st Trust Bank for Savings	149-12-0-b
(NAME)	(NAME)	010.00 CO
1208 Twin Circle Drive	PO BOX 17257	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Memphis, TN 38187	
(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, **Jakov Kramar and Slavica Kramar**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Henry Hernandez and Magdalena Hernandez**, 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:

Land in Davidson County Tennessee, being lot no 10 on the Plan pf Forest Cove, Phase 1, as of record in Plat Book 9700, Page 754, said Registers Office, to which reference is made for a more complete description.

Being the same property conveyed to Jakov Kramar and Slavica Kramar by deed being recorded in Book 11712, Page 329, said Register's Office.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easem ents of record.

Davidson County DEEDWARR
Recvd: 07/08/05 09:54 2 pgs
Fees:13.00 Taxes:550.52
20050708-0078998

unimproved
This is improved x property, known as **1208 Twin Circle Drive, Nashville, TN 37217**
x
(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.

Jakov Kramar

Jakov Kramar

Slavica Kramar

Slavica Kramar

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 Jakov Kramar and Slavica Kramar the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 16th day of June, 2005.

Commission expires: 11/24/05

Notary Public

