Davidson County DEEDWARR
Recvd: 09/06/05 11:32 2 pgs
Fees:13.00 Taxes:458.80

20050906-0106589

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2005

Notary Public

MY COMMISSION EXPIRES: 9/20/08
(AFFIX SEAL)

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Surriga Piansay	AmSouth Bank	116-09-A
(NAME)	(NAME)	(MAP)
2717 Smith Springs Road	2050 Parkway Office Circle	9.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37217	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, The Hernandez Family Trust dated September 15, 2003, Rita M. Hernandez, Trustee, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Timothy Surriga Piansay , hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 68-A of Edge-O-Lake Estates, Section 20A, a Condominium, a Horizontal Property Regime, located on Smith Springs Road, Nashville, TN, as shown on the plat of Edge-O-Lake Estates, Condominium apartments, recorded in Book 5200, page 183 as amended in Book 6359, page 378, said Register's Office, and described in a Master Deed of Spring View Townhomes of record in Book 6349, page 428 as amended in Book 6407, page 869, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Edge-O-Lake Estates, Condominium Apartments contained in the Master Deed of Spring View Townhomes, of record in Book 6349, page 428 as amended in Book 6407, page 869, and By-Laws recorded in Book 6349, page 452 as amended in Book 10348, page 612, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Rita M. Hernandez by Deed from New Century Mortgage Corporation, dated December 5, 2001 of record in Instrument No. 20011210-0136136, and further conveyed to The Hernandez Family Trust dated September 15, 2003, Rita M. Hernandez, Trustee, or her successors in trust, under the Hernandez Family Living Trust, dated September 15, 2003 by deed from Rita M. Hernandez, dated September 15, 2003, of record in Instrument No. 20031002-0145414, both in the Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.
This is ( ) unimproved (X) improved property, know as: 2717 Smith Springs Road, Nashville, Tennessee 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/our hand(s) this 31st day of August, 2005.
The Hernandez Family Trust dated September 15, 2003

Rita M. Hernandez, Trustee

Rita M. Hernandez, Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Rita M. Hernandez, individually, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged herself to be the within named bargainor(s) and who executed the foregoing instrument for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 31st day of August, 2005.

Notary Public

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission expires: 9/20/08

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Rita M. Hernandez with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Trustee of The Hernandez Family Living Trust and that she as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing as such Trustee.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 31st day of August, 2005.

Notary Public

My commission expires 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN