WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$153,900.00.**

Ezra Martin Deberth A. Holt
Affiant

Subscribed and sworn to before me this 31 day of Jan., 2006

Daphne M. Davis
Notary Public
My Commission expires: 11-14-09
(Affix Seal)

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 02/01/06 15:32 2 pgs
Fees:13.00 Taxes:569.43
20060201-0012667

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ezra Martin	America's Wholesale Lender	062-02-0-A-293CO
3204 Cain Harbor Drive	2375 N. Glenville Drive, RGV-B-195	
Nashville, TN 37214	Richardson, TX 75082	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jonas P. Hernando and wife, Margie M. Hernando**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ezra Martin, unmarried and Deberth A. Holt, unmarried, as joint tenants-in-common**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 330 on the plan of Final Plat of River Trace Estates, Phase 1, Section 4 and 5, of record in Book 9700, page 400, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jonas P. Hernando and wife, Margie M. Hernando, by deed from Fox Ridge Homes, Inc. aka Fox Ridge, Inc., on August 31, 1998, of record in Book 11098, page 463, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 062-02-0-A-293.00CO.
- Subject to all matters as shown on the Plan of record in Book 8250, page 940, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6851, page 370; and Book 6982, page 747; and Book 6851, page 390, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 6851, page 363, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 7907, page 168, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 1163, page 342; and Book 2022, page 83; and Book 3959, page 595, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3204 Cain Harbor Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 31, 2006.

Jonas P. Hernando

Margie M. Hernando

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jonas P. Hernando and wife, Margie M. Hernando** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 31, 2006

My commission expires 01-05-2010

Notary Public

NATALIE MARSH
STATE
OF
TENNESSEE
NOTARY
PUBLIC
SUMNER CO.