Davidson County DEEDWARR
Recvd: 08/24/06 11:34 3 pgs
Fees:18.00 Taxes:365.33
20060824-0104474

#432

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Melanie K. Hernandez	NEW OWNER	Map 150-5-
3223 Luann Drive		Parcel 336
Antioch, TN 37013		

RETURN TO: **This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **WiseNet Group, Inc., a Tennessee corporation, Trustee of The Luann Group Land Trust, with full power to sell, encumber, mortgage or otherwise convey without joinder of any beneficiary,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Melanie K. Hernandez, married,** (The "Grantee"), her heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 13A, on the Zone lot Division of Lots 9,10,11,12,13 and 14, Cherry Hills, Section 12, of record in Plat Book 6250, page 734, said Register's Office, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Wise Net Group, Inc., Trustee of the Luann Group Land Trust by quitclaim deed from Hsing Liu and Fanny Chen of record in Instrument No. 20060331-0036415, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. **2006 Taxes, a lien not yet due and payable.**
2. **Restrictions of record in Book 6250, page 734 and in Book 6436, page 644, said Register's Office.**
3. **Agreement of record in Book 4550, page 876, said Register's Office.**
4. **Any and all matters appearing on the Plan of record in Plat Book 6250, page 734 and in Plat Book 6436, page 644, said Register's Office.**

This is improved property commonly known as: 3223 Luann Drive, Antioch, TN 37013.

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $98,739.00.

Affiant

Subscribed and sworn to before me this 21st day of August, 2006.

Notary public:

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3-20-10

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and/or assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 21st day of **August, 2006**.

The Luann Group Land Trust

By: WiseNet Group, Inc., Trustee

By:
Fanny Chen, Director

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared **Fanny Chen** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged **herself** to be the **Director** of **WiseNet Group, Inc., Trustee, of The Luann Group Land Trust** and that **She** executed the foregoing instrument for the purpose therein contained, by signing the name of the **corporation** by **Herself** as the **Director.**

WITNESS my hand and official seal at Nolensville, Tennessee, this 21st day of **August, 2006.**

Notary Public

My Commission Expires: 3/31/09

JUDY PAINTER-ROSE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.