Mail To: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Ste. 100-A
Nolensville, TN 37135
Phone: 615-776-7461

Davidson County DEEDWARR
Recvd: 11/29/06 14:49 2 pgs
Fees:13.00 Taxes:296.00
20061129-0147393

#455

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jose E. Hernandez	SunTrust Mtg	Map 133-1-
523 Drake Avenue	P O Box 26149	Parcel 13
Nashville, TN 37211	Richmond, VA 23260	

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, **Flona Dell Rash Romahn, unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Jose E. Hernandez, unmarried,** (The "Grantee"), his 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. 51, on the Map of H.G. McNabb's Subdivision of record in Book 1130, page 64, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Florence T. Rash, unmarried and Flona Dell Rash Romahn, unmarried, as joint tenants with right of survivorship and not as tenants in common, of record in Instrument No. 20050105-0001949, said Register's Office. The said Florence T. Rash having since died and title vested in Flona Dell Rash Romahn, as the sole surviving joint tenant.

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

This conveyance is subject to the following:

1. **2007 Taxes, a lien not yet due and payable.**
2. **Easement of record in Book 4242, page 29, said Register's Office., Master Deed and**
3. **Any and all matters appearing of record in Plat Book 1130, page 64, said Register's Office.**

This is improved property commonly known as **523 Drake Avenue, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $80,000.00.

Affiant

Subscribed and sworn to before me this
22nd day of November, 2006

Notary public:

My Commission Expires: March 31, 2007

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

And Grantor does covenant with the said Grantee 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 herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 14th day of **November, 2006.**

Flona Dell Rash Romahn

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Flona Dell Rash Romahn**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **SHE** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 14th day of **November, 2006.**

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: Feb 9, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Notary Public

My Commission Expires: March 31, 2007