Davidson County DEEDWARR
Recvd: 04/26/07 15:48 2 pgs
Fees:13.00 Taxes:801.05
20070426-0050093

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$216,500.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of April, 2007.

Notary Public

My commission expires: My Commission Expires March 22, 2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Elizabeth Darlene Randolph	GMAC Mortgage	**142-90-D-131.00CO**
1058 General George Patton Road	P.O. Box 963	
Nashville, TN 37221	Horsham, PA 19044	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Alfredo Fernandez and Beatriz Fernandez, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth Darlene Randolph, an unmarried woman

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1058, together with Carport designated No. C-1058, of River Plantation Condominiums, Section Six, Phase One, a horizontal property regime, created under Title 66, Section 27-101, at seq., as amended. Tennessee Code Annotated, and as established by a Master Deed for River Plantation Condominiums, of record in Book 5794, Page 526, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5794, Page 539, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plan of River Plantation Condominiums, Section Six, Phase One, of record in Book 5200, Page 359 and 360, and Register's Office, for a complete identification and description of such Unit.

Being the same property conveyed to Alfredo Fernandez and Beatriz Fernandez, husband and wife by deed dated October 6, 2006 from US Bank, National Association, as Trustee of record in Instrument No. 20061024-0131785, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2007 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **1058 General George Patton Road, Nashville, TN 37221**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 16th day of April, 2007.

Alfredo Fernandez by Atty in fact
Alfredo Fernandez

Beatriz Fernandez by Atty in fact
Beatriz Fernandez

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Sherry Hefner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the Attorney-in-fact for Alfredo Fernandez and Beatriz Fernandez the within bargainor(s), and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Alfredo Fernandez and Beatriz Fernandez, the within named bargainor(s) by the said Sherry Hefner as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 16th day of April, 2007.

Debbie Siniard
Notary Public

My Commission Expires: 7-21-10

DEBBIE SINIARD
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY