Davidson County DEEDWARR
Recvd: 07/17/07 10:40 2 pgs
Fees:13.00 Taxes:369.63

20070717-0084888

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Please Return To:
Realty Title & Escrow **Company, Inc.**
808 North Mt. Juliet **Road**
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $99,900.00

Martha Hale
Affiant

Subscribed and sworn to before me, this 9th day of July, 2007.

Amanda Vaughn
Notary Public
My commission expires: ~~02/24/08~~ 1/24/09

AMANDA VAUGHN Notary Public DAVIDSON COUNTY

06-0706-72767

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Flor Soledad Hernandez	HomeBanc MortgageCorp.	74-00-0-041
1911 Neely's Bend Road	215 Centerview Drive, Suite 360	
Madison TN 37115	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dixie N. Parrish, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Flor Soledad Hernandez, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being part of Lot No. 1, on the Plan of Subdivision of the Home Place of J. M. Wray, deceased, of record in Minute Book "J", Page 323, Register's Office for said County, and more fully described as follows:

Beginning at a point in the east margin of Neeley's Bend Road supposedly at the intersection of the center line of a 16-foot private road, being the northwest corner of a 27 acre tract and a 64-poles tract; thence along the northerly line of said 27 acres and 64 poles tract, supposedly along the center line of a 16-foot private road, north 69° east 200 feet to a point; thence south 18 1/4° east 80 feet; thence south 69 1/2° west 200 feet to a point in the east line of Neeley's Bend Road; thence with the east line of the same, north 18 1/4° west 80 feet to the beginning.

Being the same property conveyed to Herbert Lee Parrish and wife, Dixie N. Parrish by deed from Bert C. Ferguson and wife, Janelle M. Ferguson, dated August 3, 1971, recorded August 9, 1971, of record in Book 4527, Page 290, Register's Office for Davidson County, Tennessee. The said Herbert Lee Parrish having since died March 8, 2003.

This instrument executed pursuant to Power of Attorney recorded simultaneously herewith in Instrument No. ~~X~~ _____ in the Register's Office for Davidson County, Tennessee. The said Dixie N. Parrish being one and the same as Dixie Nelle Parrish. * 20070717-0084887

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1911 Neely's Bend Road, Madison, TN 37115.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 9th day of July, 2007.

Dixie N. Parrish, by Dixie Lee Atwood, AIF
Dixie N. Parrish

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Amanda Vaughn, a Notary public in and for the aforesaid County and State, Dixie Lee Atwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that she is the attorney-in-fact for Dixie Parrish and is authorized by her to execute this instrument on her behalf.

Witness my hand, at office, this 9th day of July, 2007.

Amanda Vaughn
Notary Public

My commission expires: 1/24/09

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY