WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/20/07 15:23 2 pgs
Fees:13.00 Taxes:455.10
20070720-0086778

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,000.00

Stacy Rohrer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2007

Marie Bradford
Notary Public:

MY COMMISSION EXPIRES: 11-14-09
(AFFIX SEAL)

MARIE BRADFORD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Taire Hernandez	Countrywide Home Loans, Inc.	Map 134
507 Catalina Drive	750 Old Hickory Blvd, #180	Group 01-0
Nashville, TN 37217	Brentwood, TN 37027	Parcel 036.01

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Jimmy Richard Kyle and Patricia Kyle Strother, Heirs of the Estate of Betty F. Kyle

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Taire Hernandez, a married 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:

LAND in Davidson County, Tennessee, being the westerly 215 feet of Lot No. "F" on the unrecorded plan of Curreywood Acres, Section 2, described according to a survey made by T. R. Sanford, Surveyor, dated February 28, 1962, as follows:

Said part of Lot No. "F" fronts 100 feet on the easterly side of Catalina Drive and runs back between parallel lines 215 feet to a dead line in the rear.

Being the same property conveyed to James Malcolm Kyle and wife, Betty F. Kyle, by deed from J. E. Adams, of record in Book 3345, Page 179, said Register's Office, dated March 6, 1962. The said James Malcolm Kyle having predeceased Betty F. Kyle. Betty F. Kyle died leaving as sole heirs the Grantors herein.

This conveyance is made subject to 2007 taxes, which have been prorated and assumed by the Grantees.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 507 Catalina Drive, Nashville, TN 37217

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 and assigns forever; and we do covenant with 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 is 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 our hands this 10TH and 12TH day of July, 2007.

Estate of Betty F. Kyle
BY:

Jimmy Richard Kyle
Jimmy Richard Kyle, Heir

Patricia Kyle Strother
Patricia Kyle Strother, Heir

STATE OF KENTUCKY
COUNTY OF HARDIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Kyle Strother, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of July, 2007.

My Commission Expires: 2-4-2011

Barbara Lee Strother
Notary Public

STATE OF FLORIDA
COUNTY OF POLK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmy Richard Kyle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of July, 2007.

My Commission Expires: 10-17-2010

Susan N Carbo
Notary Public

SUSAN N. CARBO
MY COMMISSION # DD 599533
EXPIRES: October 17, 2010
Bonded Thru Notary Public Underwriters