Davidson County DEEDWARR
Recvd: 08/03/07 10:37 2 pgs
Fees:13.00 Taxes:588.30

20070803-0092593

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$159,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2007.

Notary Public

My commission expires: 11-22-10

(AFFIX SEAL)

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Rafael Hernandez	**New Owner**	**Map 058-14 Parcel 094.00**
4313 West Hamilton Road		
Nashville, TN 37218		

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,

Michael Glenn Traverse and wife, Nyshauna Lenay Traverse

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

Rafael Hernandez

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, TN, being Lot No. 46 on the Plan of Section One, Gold Key Addition, of record in Plat Book 4675, Pages 14 & 15, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nsyhauna Cox, an unmarried woman, by deed from James O. Hunter and wife, Helen P. Hunter of record in Instrument #20050328-0033049, Register's Office for Davidson County, Tennessee. The said Nyshauna Cox and Michael Glenn Traverse having since married and Nyshauna Cox having quitclaimed a tenancy by the entireties to Nyshauna Lenay Traverse and husband, Michael Glenn Traverse by instrument of record in Instrument #20070302-0025966, Register's Office for Davidson County, Tennessee.

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

This is improved (__X__) Unimproved (____) property, known as **4313 West Hamilton Road, Nashville, TN 37218**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 GRANTEE, his 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 31st day of July, 2007.

Michael Glenn Traverse

Nyshauna Lenay Traverse

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Michael Glenn Traverse and wife, Nyshauna Lenay Traverse**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **31st** day of **July, 2007.**

E. Mannix
Notary Public

My Commission Expires: 11-22-10

