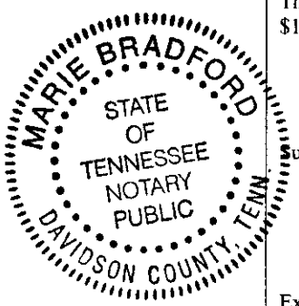
FILE BOX 45



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $148,000.00

Affiant

Subscribed and sworn to before me, this 5th day of October, 2007.

Notary Public

Expiration of commission. 11-14-09

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Patrick H. Hernandez	Franklin American Mtg. Co.	**Map 108-12-O-B, Parcel 251.00**
113 New Haven Court	501 Corporate Centre DR. Suite 400	
Nashville, TN 37214	Franklin, TN 37087	

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 AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Gilberto A. Alvarado, unmarried

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

Patrick H. 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, Tennessee, being Lot No. 46 on the Plan of Final Plat, Section Two, Harborview Final Phase, of record in Plat Book 9700, page 708, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gilberto A. Alvarado, unmarried, by Warranty Deed, from Tracy D. Coleman f/k/a Tracy D. Howard, and husband John J. Coleman, III, of record in Instrument No. 20041122-0139607, Dated November 19, 2004, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 708, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10125, Page 494, Book 10344, page 233, Book 10386, page 334 and Instrument # 19991215-0303474 Register's Office for DAVIDSON County, Tennessee.
PUD Boundary of record in Plat Book 6900, page 577-581, Register's Office for Davidson County, Tennessee.
Deed of Conveyance of record in Book 6147, page 886 and Book 6147, page 893, Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement and/or Storm Drainage Easement of record in Book 5856, page 80, Book 5856, page 84, Book 5658, page 984 and Book 5795, page 181, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 10937, page 376 and Book 7390, page 270, Register's Office for Davidson County, Tennessee.
Agreement of record in Book 8068 page 721, Register's Office for Davidson County, Tennessee.
Charter for Home Owners Association of record in Book 10316, page 886, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 10316, page 891, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is property known as 113 New Haven Court, Nashville, TN 37214.

Davidson County DEEDWARR
Recvd: 10/09/07 09:20 2 pgs
Fees:13.00 Taxes:547.60
20071009-0120030

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 5th day of October, 2007.

Gilberto A. Alvarado

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Gilberto A. Alvarado, unmarried , the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of October, 2007.

Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

File #: **07770-SH**
RECORD & RETURN TO:

Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217