WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/06/07 15:04 2 pgs
Fees:13.00 Taxes:740.00

20071106-0131119

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER, IS GREATER, FOR THIS TRANSFER IS $ 290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of November, 2007

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL)

My Commission Expires MAY 23, 2009

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:
Fred E. Eubank	ABN AMRO Mortgage Group	Parcel ID:
1561 Lincoya Bay Dr.	P.O. Box 7706	109050D03100CO
Nashville, TN 37214	Springfield, OH 45501-7706	

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

Edward Joseph Hernandez and wife, Susan E. Hernandez

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Fred E. Eubank and wife, Lena F. Eubank and Kelly Barnett unmarried, tenants in common with full right of *
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/Unit No. 1561 on the Plan of The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions, and Restrictions for The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, of record in Instrument 20040628-0076712 and Supplementary Declarations in Instrument 20041028-0129585, and Instrument 20050923-0114373, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Cottages at Williams Bend Townhouses, of placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument 20041028-0129585, for a more complete identification and description of said units.

Being the same property conveyed to Edward Joseph Hernandez by Quitclaim Deed from Bobbie V. Hernandez of record in Instrument 20070111-0004476, said Register's Office. See also deed of record in Instrument 20050822-0099490, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Instrument 20040628-0076712; Instrument 20041028-0129585; and Instrument 20050923-0114373 Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20040628-0076712; and (3) Sewer Easement of record in Book 5406, Page 470 and Book 7121, Page 169 and Access Easement Agreement of record in Book 6185, Page 216; Book 7498, Page 726; Instrument 20000331-0032369; and Instrument 20021204-0149457, said Register's Office.

The said Susan E. Hernandez joins in this conveyance to convey any and all marital interest he/she may have in said property.

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 1561 Lincoya Bay Dr., Nashville, TN 37214

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.

*survivorship

Witness our hands this 2nd day of November, 2007.

Edward Joseph Hernandez

Susan E. Hernandez

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of November 2007.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.