Davidson County DEEDWARR
Recvd: 12/05/07 12:30 2 pgs
Fees:13.00 Taxes:656.75

20071205-0140804

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $177,500.00.

Affiant

Subscribed and sworn to before me on this 29th day of November, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-19-08

LAURA SAOU NOTARY PUBLIC AT LARGE DAVIDSON

This Instrument Was Prepared By:
W.G. WEAVER TITLE AND ESCROW
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arnaldo A. Hernandez	USAA Federal Savings Bank	
(NAME)	(NAME)	
5208 Catspaw Drive	10750 McDermott Freeway	Map and Parcel 183-05-0A-140.00
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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 are hereby acknowledged, Jack Burden and wife, Lori Burden, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Arnaldo A. Hernandez and wife, Birgit Parker-Hernandez, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land, described as follows:

Land in Davidson County, TN, being Lot No. 77 on the Plan of October Woods, Revision One, Phase Two, Section Five, of record in Plat Book 7900, Page 909 and amended in Book 9700, Page 439, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Jack W. Burden by Warranty Deed dated January 15, 1999, from Yazdian Construction, Inc., of record in Book 11299, Page 485, Register's Office for Davidson County, Tennessee.

This is improved property known as 5208 Catspaw Drive, Cane Ridge, TN 37013

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of November, 2007.

Jack Burden

Lori Burden

STATE OF TENNESSEE
COUNTY OF Williamson

I, Laura Shoun, a Notary Public of the County and State aforementioned, do hereby certify that Jack Burden and Lori Burden personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of November, 2007.

Notary Public

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 7-19-08