RECORD AND RETURN TO:
Bosch Title, LLC
5252 Hickory Hollow Parkway
Suite 1015
Antioch, Tennessee 37013

Davidson County DEEDWARR
Recvd: 02/05/08 12:02 2 pgs
Fees:13.00 Taxes:542.05
20080205-0011970

WARRANTY DEED

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2008.

NOTARY PUBLIC

My commission expires: 9/25/10

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 5252 Hickory Hollow Parkway, Suite 1015, Antioch, Tennessee 37013

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERIN B. HAMEDI 701 23rd Street Nashville, Tennessee 37209	Same as new owner	MAP 19-091.05-0-252.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY SIX THOUSAND FIVE HUNDRED AND NO/100 ($146,500.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **ANA DORIS HERNANDEZ, unmarried,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **ERIN B. HAMEDI, a single woman,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 3, on the plan of Ross Square, as shown on plat of record in Plat Book 6050, Page 480, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Ana Doris Hernandez, unmarried by Warranty Deed dated November 29, 2004, from Kerry Ray Sales, a single man, of record in Instrument No. 20041214-0148609, said Register's Office.
>
> This is improved property known and designated as 701 23rd Street, Nashville, Tennessee 37209.
>
> This conveyance is made subject to all matters shown on plat of record in Plat Book 6050, Page 480; to any and all restrictive covenants and/or easements of record; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2008 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 30th day of January, 2008.

Ana Doris Hernandez
ANA DORIS HERNANDEZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Ana Doris Hernandez, 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 seal, this the 30th day of January, 2008.

Notary Public

My commission expires: 9/25/10

JANE GRAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds