WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/13/08 09:41 2 pgs
Fees:13.00 Taxes:869.50
20080813-0083214

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Yolanda Weber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF AUGUST, 2008

Notary Public

MY COMMISSION EXPIRES: 12-21-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AMIN A. HAUTER	FRANKLIN AMERICAN MORTGAGE	MAP 173-04 A PAR 266C0
(NAME)	(NAME)	
5429 OAK CHASE DRIVE	501 CORPROATE CENTRE DR STE 400	
(ADDRESS)	FRANKLIN, TN 37067	
NASHVILLE, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE)	

FOR AND 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, I, **THE ESTATE OF VICTORIA HERNANDEZ, A WIDOW, YOLANDA WEBER, AS CONSERVATOR,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMIN A. HAUTER**, 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. 266 on the Plan of Oak Highlands, Phase 3, 1st Revision, a Planned Unit Development of record in Instrument No. 200201220008284, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Moses F. Hernandez and wife, Victoria Hernandez by deed of record in Instrument No. 20021114-0141108, Register's Office for Davidson County, Tennessee; the said Moses F. Hernandez having since died on 8/2/06 the property vests in Victoria Hernandez as surviving tenant by the entirety.

The said Victoria Hernandez being incapable of managing her estate and Yolanda Weber having been appointed Conservator of the estate of Victoria Hernandez. Pursuant to the Order of Sale of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 06P-1513, Yolanda Weber executes this instrument in her capacity as Conservator of the estate of Victoria Hernandez.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 5429 OAK CHASE DRIVE, ANTIOCH, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 8th day of August, 2008

Yolanda Weber-Conservator
YOLANDA WEBER, CONSERVATOR FOR
VICTORIA HERNANDEZ

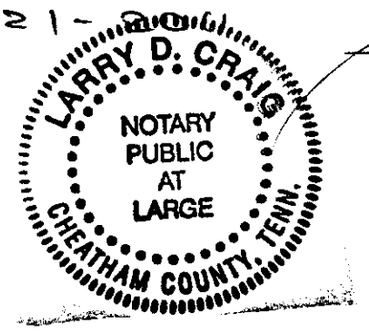
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, YOLANDA WEBER CONSERVATOR OF THE ESTATE OF VICTORIA HERNANDEZ, the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that she is authorized by the court as Conservator of the Estate of Victoria Hernandez to execute the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of August, 2008.

Commission expires: 12-21-2011



Notary Public