Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/02/03 09:27 2pgs
Fees:13.00 Taxes:373.70

20030502-0058674

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $101,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of April, 2003.

Notary Public
My commission expires:

NOTARY PUBLIC AT LARGE

Address of New Owner:	Send Tax Bills to:	Tax Information:
Osmin Pineda	New owner	43-6-39
605 Fedders Drive		
Madison TN 37115		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cynthia A. Reese, married**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Osmin Pineda and wife, Elsa M. Santos**, hereinafter called the Grantees, their successors 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. 35 on the Plan of Madison Park, Section 2, as of record in Book 3106, Page 141, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert M. Jones and wife, Edith M. Jones from Dugger Developments, Inc. of record in Book 3616, Page 309, Register's Office for Davidson County, Tennessee. Robert M. Jones died. Edith M. Jones subsequently died intestate leaving Cynthia A. Reese and Michael E. Jones as her sole heirs at law. (See Affidavit of Heirship and Hold Harmless Agreement in Book 10614, Page 129, said Register's Office.) Michel E. Jones and Cynthia A. Reese conveyed subject property to Cynthia A. Reese by Quitclaim Deed of record in Book 10614, Page 131, said Register's Office.

This property is not the marital domicile of Cynthia A. Reese.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 605 Fedders Drive, Madison, TN 37115.

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, successors and assigns, forever. Grantor covenants with Grantees 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, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of April, 2003.

Cynthia A. Reese

Cynthia A. Reese

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Cynthia A. Reese**, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 28th day of April, 2003.

Catherine R Vass

Notary Public

My Commission expires: 05/30/04

