Davidson County DEEDWARR
Recvd: 05/09/03 10:06 3pgs
Fees:18.00 Taxes:99.90

20030509-0062475

This Instrument Was Prepared By:
Joe G. Bagwell, Attorney
8880 Cedar Springs Lane, Suite 105
Knoxville, TN 37923
2204157 - Vazquez

Return to:
American Mortgage Closers, LLC
5110 Maryland Way
Suite 320
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cumberland Properties, LLC** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Antonio Marquez** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED LEGAL EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 25 day of April, 2003.

Cumberland Properties, LLC

By: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Michael Travis Akins of Cumberland Properties, LLC , to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 25 day of April, 2003.

GRANT B. STOCKTON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires Sept. 25, 2004

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $27,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Holly Vogt
Affiant

Sworn to and subscribed before me this 25 day of April, 2003.

GRANT B. STOCKTON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires Sept. 25, 2004

Grant B. Stockton
Notary Public

My Commission Expires:

Tax & Map No. 64-13-5.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Antonio Marquez
4304 Old Hickory Blvd.
Old Hickory, TN 37138

Exhibit A

Land in the 11th Civil District of Davidson County, Tennessee, described as follows:

Being Lot No. 18 of Block 3 on the Plan of Berryville, as of record in Book 6143, Page 646, Register's Office of said County.

Said Lot fronts 50 feet on the easterly side of Old Hickory Boulevard Road (formerly Hadley Road) and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Cumberland Properties, c/o Michael Travis Dukes, by Quitclaim Deed from the Metropolitan Government of Nashville and Davidson County, Tennessee, dated 4/14/03, and recorded 4/14/03 as Instrument # 200304140049118, Register's Office for Davidson County, Tennessee.

Map & Parcel: 64-13-5.00

Property also known as: 4304 Old Hickory Blvd.
Old Hickory, TN 37138