Box 13
#5844

This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6030222

Davidson County DEEDWARR
Recvd: 07/07/03 13:07 2pgs
Fees:13.00 Taxes:525.66
20030707-0093011

Send Tax Bills To:
CTX Mortgage Company
801 94th Avenue North
St. Petersburg FL 33702

New Owner is: GABRIEL E. GONZALEZ
5145 Hickory Grove Drive
Antioch, TN 37013

MAP: 176-05
PARCEL: 86

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **B. David Cummins and wife, Carlene R. Cummins**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Gabriel E. Gonzalez, ~~m~~married**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit: A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 48 on the Plan of Hickory Woods, Section B, of record in Plat Book 6900, at page 512, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to B. David Cummins and wife, carlene R. Cummins by Warranty Deed from Kenneth D. key and wife, Margaret Key dated May 6, 1998, recorded May 13, 1998, in Book 10930, page 53, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 25th day of June, 2003.

GRANTOR:

B. David Cummins

B. David Cummins

Carlene Cummins

Carlene R. Cummins

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson **)**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **B. David Cummins and wife, Carlene R. Cummins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 25 day of June, 2003.

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN

Notary Public

My Commission Expires: 5.22.04

STATE OF TENNESSEE)
COUNTY OF Maury **)**

The actual consideration or value, whichever is greater, for this transfer is $142,069.00.

Affiant

LESLIE S. HARVEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TN

My Commission Expires November 21, 2006

SWORN TO and subscribed before me this 25th day of June, 2003.

Leslie S. Harvey

NOTARY PUBLIC

My commission expires: 11/21/06