JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,500.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF April, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

B-JOHN-04-1734

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cumberland Properties	Cumberland Properties (NAME)	
1734 Riverhills Dr.	P.O. Box 140583	094-00-0-015.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee ~~37214~~ 37210	Nashville TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ESTATE OF LAVERNE MINGESZ, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CUMBERLAND PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF RICHARD KEANA AND BARBARA KEANA, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Lying in the Third Civil District of said County, described as follows: Beginning at a point 175 feet westerly from the Orndorff west line and Hicks' east line in the north margin of Pumping Station Road; thence North 13 deg. 30' West 445 feet to a point on the southerly bank of the Cumberland River; thence West along the southerly bank of said River 100 feet to a point; thence South 13 deg 30' East 370 feet to a point on the northerly margin of Pumping Station Road; thence East with the northerly margin of said Road 100 feet to the point of beginning.

Being the same property conveyed to La Verne Mingesz from James David Kirby and wife, Caroly Kirby by Installment Deed dated May 5, 1965 and filed for record on May 24, 1965 in Book 3893, Page 855, Register's Office for Davidson County, Tennessee, and being the same property appointed to Melissa Dee Steele as Administrator of the Estate of Laverne Laura Mingesz by Order from the Circuit Court for Davidson County, Tennessee dated May 6, 2002 Docket # 02P542.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1734 Riverhills Dr., Nashville, Tennessee ~~37214~~ 37210
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 28th day of April, 2004.

Melissa Steele
Estate of LaVerne Mingesz by its Administrator Melissa Steele

Davidson County DEEDWARR
Recvd: 05/05/04 11:34 2pgs
Fees:13.00 Taxes:142.45

20040505-0051295

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Melissa Steele,
with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the Administrator of Estate of LaVerne Mingesz, the within named bargainor, an Estate, and that she as such
Administrator being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Estate, by herself as Administrator.

Witness my hand and official seal at
Nashville, Tennessee
on this 28th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903