THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 17973G

MAP/GROUP/PARCEL:
043-09-0/336.00

NEW OWNER'S NAME AND ADDRESS:
Pedro Reyes
245 Beck Lea dr
Madison TN 37115

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 09/08/04 11:10 2pgs
Fees:13.00 Taxes:155.40
20040908-0108416

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Elaine Avaritt, hereinafter called Grantor does hereby transfer and convey unto Pedro Reyes, his heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee, being the easterly 200 feet of Lots Nos. 5, 6, and 7 of Block "K" on the Plan of Woodlawn Estates, as or record in Book 843, page 82, Register's Office for said County.

Said parts of Lots Nos. 5, 6, and 7 front together 84 feet on the westerly side of Delaware Avenue and run back between parallel lines 200 feet to a dead line.

The subject property is improved property known as 407 Delaware Avenue, Madison, TN 37115.

Being the same property conveyed to Grantor by Quitclaim Deed Recorded in Book [illegible], Page _____ in the Registers' Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

#20040908-0108415

Elaine Avaritt
Elaine Avaritt

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Elaine Avaritt, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 3rd day of September, 2004.

NOTARY PUBLIC

JULIE A. WATSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $42,000.00.

AFFIANT

Sworn to and subscribed before me, this the 3rd day of September, 2004.

NOTARY PUBLIC

JULIE A. WATSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14, 2006