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Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 11/08/04 14:53 2pgs
Fees:13.00 Taxes:240.50
20041108-0134503

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Affiant

Subscribed and sworn to before me, this 5th day of November, 2004.

Notary Public
My commission expires: 03/14/05

03-0410-32303

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Juan P. Reyes Reyes 512 SPANN COURT ANTIOCH, TN 37013	New Owner	071-11-0-197.00

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, Donzaleigh Payne, unmarried, and Agnes Smith, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Juan P. Reyes Reyes, hereinafter called the Grantee, his 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 the northerly 100 feet of Lot No. 75 and the northerly 100 feet of the westerly one-half of Lot No. 64 on the Plan of Trinity Heights Addition, of record in Book 161, Page 38, Register's Office for Davidson County, Tennessee.

Said part of Lots Nos. 75 and 64 front together 100 feet on the easterly side of Meridian Street and extend back 122 feet, more or less, on the southerly line and 126.3 feet, more or less, on the northerly line, with the southerly margin of an alley to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Donzaleigh Payne and Agnes Smith, by deed from Wilda Nell Conquest, a widow, of record in Book 9939, Page 376, Register's Office for Davidson County, Tennessee.

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 1503 Meridian Street, Nashville, TN 37207

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our 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 5th day of November, 2004.

Donzaleigh Payne

Agnes Smith by Donzaleigh Payne,
Attorney-in-fact
by Donzaleigh Payne,
attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 5th day of November, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DONZALEIGH PAYNE, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that DONZALEIGH PAYNE is the attorney in fact for AGNES SMITH and that she is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of November, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission Expires: 03/14/2005