Box 34

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/04 14:52 2pgs
Fees:13.00 Taxes:355.20

20041202-0143907

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2004

Notary Public:

MY COMMISSION EXPIRES: 11/28/2007
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Rene Alberto Reyes	Lira Financial	Map 149
708 Bowfield Court	11111 Hall Rd Ste 200	Group 9
Antioch, TN 37013	Utica, MI 48317	Parcel 20

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Derek J. Tellier and wife, Amy C. Tellier

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Rene Alberto Reyes

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 21, on the Plan of Debra Heights, Section Three, of record in Plat Book 4175, Page 6, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Derek J. Tellier and wife, Amy C. Tellier by deed from David Helton and wife, Tracy Woodroof Helton, of record in Book 11657, Page 701, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4206, Page 805, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 4175, Page 6, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 708 Bowfield Court, Antioch, TN 37013

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 30th day of November, 2004.

Derek J. Tellier

Amy C. Tellier

STATE OF TENNESSEE
COUNTY OF ~~Putnam~~ Blount

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Derek J. Tellier and Amy C. Tellier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Maryville, Tennessee, this 30th day of November, 2004.

My Commission Expires: 1-22-08

Sabrina Ayers
Notary Public

SABRINA AYERS
NOTARY PUBLIC AT LARGE
PUTNAM COUNTY, TN