580

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Cumberland Properties, LLC 7003 Chadwick Drive, Ste. 264 Brentwood, TN 37027	New owner	Map 52-01 Parcels 354 and 355
This instrument prepared by: David B. Gray Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

Davidson County DEEDWARR
Recvd: 01/04/05 09:24 3 pgs
Fees:18.00 Taxes:155.40
20050104-0000915

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Stephanie Puckett** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Cumberland Properties, LLC** ("Grantee"), and its respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been paid and prorated between the parties.

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

3. This conveyance is subject to the plan of record in Instrument No. 20011003-0107042, Register's Office for Davidson County, Tennessee.

4. This conveyance is subject to any and all zoning regulations, building restrictions and setback lines. If any, easements and right-of-way for public utilities.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 257 and 261 Robinwood Avenue Madison, Tennessee 37115.

EXECUTED this 30th day of December, 2004.

Stephanie Puckett

Stephanie Puckett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Stephanie Puckett, 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 seal, at office in Nashville, Tennessee this 30th day of December, 2004.

Notary Public

My Commission Expires
1-29-05

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me this 30th day of December, 2004.

NOTARY PUBLIC

My Commission Expires:
1-29-05

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Exhibit "A"

Land in Davidson County, Tennessee, being Lot Nos. 2 and 3 on the Final Subdivision Plat Re-Subdivision of Lots 18, 19, 20, Power & Roth-Madison Park of record in Instrument No. 20011003-0107042, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Anthony Kelley by deed of record in Instrument No. 20011018-0113531, Register's Office for Davidson County, Tennessee. Said deed from the Estate of Bessie Karpman Doochin, executed by Stephen Doochin, Executor, as appointed by the Last Will and Testament of Bessie Karpman Doochin and by Motion to Approve the Sale of Real Estate in Probate Order No. 01P-32, Seventh Circuit Court for Davidson County, Tennessee. Further being the same property conveyed to Stephanie Puckett from Anthony Kelley by Quitclaim deed of record in Instrument No. 20050104-0000914, Register's Office for Davidson County, Tennessee.