58B

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Cumberland Properties, LLC 7003 Chadwick Drive, Ste. 264 Brentwood, Tennessee 37027	New Owner	Map 83-08 Parcel 229.00
This instrument prepared by: David B. Gray Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

Davidson County DEEDWARR
Recvd: 01/12/05 12:15 3 pgs
Fees:18.00 Taxes:92.50
20050112-0004537

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Dewey Burnett** ("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 by the Grantor 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 Book 4060, Page 182, 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 2715 Eastland Avenue Nashville, Tennessee 37206.

EXECUTED this 11th day of January, 2005.

Dewey Burnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Dewey Burnett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 11th day of January, 2005.

Notary Public

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

My Commission Expires:
1-29-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

AFFIANT

Subscribed and sworn to before me this 11th day of January, 2005.

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 No. 25 on the Plat of Whitman Meadow, Section Three, of record in Book 4060, page 182, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to Dewey Burnett from Hugh B. Mott and wife, Mildred L. Mott by deed of record in Book 8985, page 244, Register's Office for Davidson County, Tennessee.