This Instrument Was Prepared By:
Michael K. Radford
Stockton Title & Escrow, LLC
5110 Maryland Way
Ste. 320
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 02/04/05 11:58 3 pgs
Fees:18.00 Taxes:64.75
20050204-0013285

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cumberland Properties, LLC** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Juan Jose Aquilar and wife, Maria R. Perez** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED LEGAL EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 31st day of January, 2005

Cumberland Properties, LLC

By: _____

Title; Managing Member

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **M. Travis Dukes** the **Managing Member of Cumberland Properties, LLC** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 31 day of January, 2005.

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires SEPT. 20, 2008

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$17,500.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 31 day of January, 2005

Notary Public

My Commission Expires:_____

Map and Parcel: 60-08-101.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Juan Jose Aquiar and Maria R. Perez
236 Broadmoor Drive
Nashville, TN

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

Exhibit "A"

Land in Davidson County, Tennessee, being Lot number 9, on the Plat of Bakerwoods, Section One, Which plat is of record in Plat Book 7900, Page 694, Register's Office for said County. Reference is hereby made to said plan for a more accurate and complete description of said Lot.

Being the same property conveyed to Cumberland Properties, LLC from Thomas E. Stewart, Trustee with full power to bargain, sell, transfer and convey without the necessity of joinder by beneficiary by Warranty Deed dated 09/30/03, recorded 10/07/03, in Instrument Number 20031007-0148598, Register's Office for said County.

Map and Parcel 60-08-101.00

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property.