WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 9/20/08
(AFFIX SEAL)

GINA R. KRANTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 05/24/05 09:05 2 pgs
Fees:13.00 Taxes:296.00
20050524-0058250

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pedro Reyes	SAME AS NEW OWNER	MAP 60-16 PAR 105
(NAME)	(NAME)	
245 Becklea Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **LIVIA A. MAS, A WIDOW, by and through JERRY GINGERICH, Attorney in Fact**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PEDRO REYES**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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 Lot No. 287 on the Plan of Joywood Heights, Section 2, as of record in Book 1130, pages 92 and 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Joseph A. Mas and wife, Livia A. Mas by deed of record in Book 10943, page 584, Register's Office for Davidson County, Tennessee; the said Joseph A. Mas having since died May 21, 2002, the property vests in Livia A. Mas.

JERRY GINGERICH executes this instrument as Attorney in Fact for Livia A. Mas pursuant to Power of Attorney recorded in Instrument No. 20050524-0058249, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 161 Dellway Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand(s) this 20 day of May, 2005.

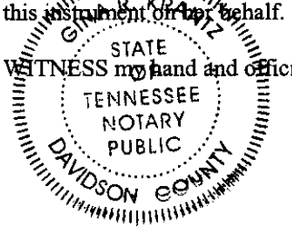
LIVIA A. MAS

BY: JERRY GINGERICH, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, JERRY GINGERICH, 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, and further acknowledged that she is the Attorney In Fact for LIVIA A. MAS and is authorized by LIVIA A. MAS to execute this instrument on her behalf.



WITNESS my hand and official seal this 20 day of May, 2005.

NOTARY PUBLIC

My Commission expires: 9/20/08