This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2,
P. O. BOX 140255
Nashville, Tennessee 37214

Davidson County DEEDWARR
Recvd: 07/19/05 15:32 5 pg
Fees:28.00 Taxes:255.30
20050719-0084012

Send Tax Bill to NEW OWNER:
Pedro Reyes
245 Becklea Dr.
Madison, TN 37115

MAP	**43**
GROUP	**11-0**
PARCEL	**029.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Deborah Freeborn, Melodie Kaye Fleet, Elizabeth Raline and Bobbie Ann Harris** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Pedro Reyes**, married, hereinafter called the GRANTEE, his representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A tract or parcel of land, situated in the Davidson County, Tennessee, bounded and described thus:

Lots No. 70 and 71 of an unrecorded plan in Block No. 13 of a recorded plan in Book 1130, page 37 Register's Office of Davidson County, Tennessee, known as the Anderson estates, and being a part of the same property conveyed to John W. Anderson by the Anderson Land & Improvement Co., as of record in Book 1181, page 342, Register's Office of Davidson County, Tennessee subject to the conditions and restrictions contained in the said deed, which restrictions are as follows:

Said Lots begin at a point on the easterly margin of McArthur Drive at the corner of Lots No. 69 and 70, being 306.3 feet more or less south of the southerly margin of Roosevelt Ave.; thence with line between Lots 69 and 70 eastwardly 136 feet to the common corner of Lots 69, 70, 31 and 32; thence with line between Lots No. 70, 71, 31 and 30 southwardly 130 feet to the common corner of Lots No. 30, 29, 72 and 71; thence with line between Lots No. 71 and 72 westwardly 136 feet to the easterly margin of McArthur Drive; thence with said Drive northwardly 130 feet to the beginning.

Being the same property conveyed to Melvin Crymes by deed from Roy Crymes, Mabeline Rourk, James Crymes, William Crymes and Katherine Miles owning a 5/6 undivided interest dated October 7, 1979, of record in Book 5549, page 451, Register's Office for Davidson County, Tennessee. The remaining 1/6 interest vested in Melvin Crymes as heir to Theodore Crymes and wife Zelma Crymes (death certificate recorded simultaneously herewith). Melvin Crymes having since died testate, his estate administered in Seventh Circuit Court of Davidson County, Tennessee (Probate Division) No. 03P-1530, devising said real property to Deborah Freeborn, Melodie Kaye Fleet, Elizabeth Raline and Bobbie Ann Harris.

Melodie Kaye Fleet and Melodie Fleet are one and the same person.
Bobbie Ann Harris, Bobbie Harris and Bobbie A. Harris are one and the same person.
Deborah Freeborn and Katherine Miles, Co-Adminstratrix hereby join the execution of this instrument for the purpose of conveying any interest or claim they may have on behalf of the estate.

This is improved property known as 213 McArthur Ave., Nashville, Tennessee 37115.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.
2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
3. Subject to restrictive covenants contained in an instrument of record in Book 5549, page 452, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
4. Subject to all covenants, subdivision restrictions, easement and other matter of record in Book 5549, page 4452, said Register's Office.
5. Subject to all of those facts, conditions and limitations shown on the record in Book 1130, page 37, Register's Office for Davidson County, Tennessee.

GRANTORS makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantors makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantors and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 30th day of June, 2005.

Deborah Freeborn, Co-Adminstratrix CTA
Deborah Freeborn, Co-Adminstratrix CTA

Deborah Freeborn
Deborah Freeborn, individually

Katherine Miles
Katherine Miles, Co-Adminstratrix CTA

Melodie Kaye Fleet, by Deborah Freeborn Attorney in Fact
Melodie Kaye Fleet

Bobbie A Harris
Bobbie Ann Harris

Elizabeth Raline
Elizabeth Raline

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Deborah Freeborn, individually and as Co-Adminstratrix CTA,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be individually and Co-Adminstratrix CTA of **The Estate of Melvin Crymes,** the within named bargainor, and that she individually and as Co-Adminstratrix CTA , with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing her name individually and as Co-Adminstratrix CTA.

WITNESS my hand and official seal at office this 30th day of June, 2005.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Katherine Miles, Co-Adminstratrix CTA,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be Co-Adminstratrix CTA of **The Estate of Melvin Crymes,** the within named bargainor, and that she as Co-Adminstratrix CTA , with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing her name as Co-Adminstratrix CTA.

WITNESS my hand and official seal at office this 30th day of June, 2005.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of June, 2005, before me, a notary public, of the State and County aforesaid, personally appeared Deborah Freeborn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney in Fact for the within named bargainor, **Melodie Kaye Fleet**, an individual, and that Deborah Freeborn as such Attorney in Fact, executed the foregoing instrument for the purpose therein contained, by signing the name of the **Elizabeth Raline** herself as Attorney in fact.

Witness my hand and official seal this the 30th day of June, 2005.

Notary Public

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

My commission expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Bobbie Ann Harris**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of June, 2005.

Thomas B. Luck

NOTARY PUBLIC

THOMAS B. LUCK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: May 24, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Elizabeth Raline** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of June, 2005.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

My Commission Expires:

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $69,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of June, 2005.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

My Commission Expires:

METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY
Office of Vital Records

0304194

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER

TYPE/PRINT IN PERMANENT BLACK INK FOR INSTRUCTIONS SEE HANDBOOK

DECEDENT

1. DECEDENT'S NAME (First, Middle, Last): Melvin Crymes
2. SEX: Male
3. DATE OF DEATH (Month, Day, Year): 07/25/2003
4. SOCIAL SECURITY NUMBER (of Deceased): 408-52-6485
5a. AGE-LAST BIRTHDAY (Years): 67
5b. UNDER 1 YEAR: MOS / DAYS
5c. UNDER 1 DAY: HOURS / MIN
6. DATE OF BIRTH (Month, Day, Year): June 30,1936
7. BIRTHPLACE (City and State or Foreign Country): Nashville, TN
8. WAS DECEDENT EVER IN U.S. ARMED FORCES? 1 [X] Yes 2 [ ] No
8a. PLACE OF DEATH (Check only one) — HOSPITAL: 1 [ ] Inpatient 2 [ ] ER/Outpatient 3 [ ] DOA — OTHER: 4 [ ] Nursing Home 5 [X] Residence 6 [ ] Other (Specify)
9b. FACILITY NAME (If not institution, give street and number): 213 McArthur Drive
9c. CITY, TOWN, OR LOCATION OF DEATH: Madison
9d. COUNTY OF DEATH: Davidson
10. MARITAL STATUS-Married, Never Married, Widowed, Divorced (Specify): Widowed
11. SURVIVING SPOUSE (If wife, give maiden name): none
12a. DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired.): Retired Carpenter
12b. KIND OF BUSINESS/INDUSTRY: Carpentry Self Employeed
13a. RESIDENCE-STATE: Tennessee
13b. COUNTY: Davidson
13c. CITY, TOWN OR LOCATION: Madison
13d. STREET AND NUMBER OR RURAL LOCATION: 213 McArthur
CENSUS TRACT
13e. INSIDE CITY LIMITS? 1 [X] Yes 2 [ ] No
13f. ZIP CODE: 37115
14. WAS DECEDENT OF HISPANIC ORIGIN? (Specify Yes or No-If yes, specify Cuban, Mexican, Puerto Rican, etc.) [ ] Yes 0 [XX] No — Specify, if yes:
15. RACE-American Indian, Black, White, etc. (Specify): White
16. DECEDENT'S EDUCATION (Specify only highest grade completed): Elementary/Secondary (0-12): 10 — College (1-4 or 5+):
NAME OF DECEDENT: For use by physician or institution

PARENTS

17. FATHER'S NAME (First, Middle, Last): Theodore Crymes
18. MOTHER'S NAME (First, Middle, Maiden Surname): Zelma Scott

INFORMANT

19a. INFORMANT'S NAME (Type/Print): Deborah Freeborn
19b. RELATIONSHIP TO DECEASED: Step-Daughter
19c. MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code): 132 Delhaven Lane Tullahoma, TN 37388

DISPOSITION

20a. METHOD OF DISPOSITION: 1 [X] Burial 2 [ ] Cremation 3 [ ] Removal from State 4 [ ] Donation 5 [ ] Other (Specify)
20b. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place): Hermitage Memorial Gardens
20c. LOCATION-City or Town, State: Old Hickory, TN
21a. SIGNATURE OF FUNERAL DIRECTOR: Jeff Murphy
21b. LICENSE NUMBER OF FUNERAL DIRECTOR: 3862
21c. SIGNATURE OF EMBALMER: Jeff Murphy
21d. LICENSE NUMBER OF EMBALMER: 4021
22a. NAME AND ADDRESS OF FUNERAL HOME: Spring Hill Funeral Home, 5110 Gallatin Rd. Nashville, TN 37216
22b. LICENSE NUMBER OF FUNERAL HOME: 4021

REGISTRAR

23. REGISTRAR'S SIGNATURE: [signature]
24. DATE FILED (Month, Day, Year): July 29, 2003

CERTIFIER

25a. PHYSICIAN - To the best of my knowledge, death occurred at the date and place, and due to the cause(s) and manner as stated
1 [ ] SIGNATURE AND TITLE OF PHYSICIAN
25b. LICENSE NUMBER
25c. DATE SIGNED (Month, Day, Year)
26a. MEDICAL EXAMINER - On the basis of examination and/or investigation, in my opinion, death occurred at the date and place, and due to the cause(s) and manner as stated.
2 [X] SIGNATURE AND TITLE OF MEDICAL EXAMINER: [signature]
26b. LICENSE NUMBER: 31292
26c. DATE SIGNED (Month, Day, Year): 07/26/2003

PHYSICIAN OR MEDICAL EXAMINER EXECUTING CERTIFICATE MUST COMPLETE AND SIGN MEDICAL CERTIFICATION WITHIN 48 HOURS.

27. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN OR MEDICAL EXAMINER) (Type/Print): Amy R. McMaster, M.D.; 850 R.S. Gass Blvd., Nashville, TN 37216; MEC03-2097

CAUSE OF DEATH

28. PART I. Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. — Approximate Interval Between Onset and Death

SEE INSTRUCTIONS ON OTHER SIDE

IMMEDIATE CAUSE (Final disease or condition resulting in death): a. Shotgun wound of chest
DUE TO (OR AS A CONSEQUENCE OF):
Sequentially list conditions, if any, leading to immediate cause. Enter UNDERLYING CAUSE (Disease or injury that initiated events resulting in death) LAST
b. DUE TO (OR AS A CONSEQUENCE OF):
c. DUE TO (OR AS A CONSEQUENCE OF):
d.

PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I.

29a. WAS AN AUTOPSY PERFORMED? 1 [X] Yes 2 [ ] No
29b. WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH? 1 [X] Yes 2 [ ] No

30. MANNER OF DEATH: 1 [ ] Natural 2 [ ] Accident 3 [X] Suicide 4 [ ] Homicide 5 [ ] Pending Investigation 6 [ ] Could not be Determined
31a. DATE OF INJURY (Month, Day, Year): 07/25/2003
31b. TIME OF INJURY: M
31c. INJURY AT WORK? 1 [ ] Yes 2 [X] No
31d. DESCRIBE HOW INJURY OCCURRED: Shot self
31e. PLACE OF INJURY-At home, farm, street, factory, office building, etc. (Specify): Residence
31f. LOCATION (Street and Number or Rural Route Number, City or Town, State): 213 McArthur Drive, Madison

PH-1659 (REV. 6/99)
BIRTH NO.
RDA 1399

I hereby certify the above to be a true and correct copy of the original document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Metropolitan Government of Nashville and Davidson County. Alteration or erasure voids this certification.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977.

[redacted]

Local Registrar

JUL 29 2003
Date Issued

THE GREAT SEAL OF THE STATE OF TENNESSEE XVI AGRICULTURE COMMERCE 1796

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

CERTIFICATION OF VITAL RECORD