Davidson County DEEDWARR
Recvd: 05/02/06 09:12 2 pgs
Fees:13.00 Taxes:293.60
20060502-0050148

THIS INSTRUMENT PREPARED BY:
M. Kevin Heffelman
Nippert & Nippert Attorneys
150 South Main Street
Ashland City, TN 37015
(615)792-1269

Name and Address of New Owners:

Maria Santos Reyes
213 McArthur Drive
Madison, TN 37115

Persons Responsible for Taxes:

Same

Map/Parcel Number:
43/GROUP 11-0 / 029.00

WARRANTY DEED

For and in consideration of the sum of **Seventy Nine Thousand Three Hundred Fifty ($79,350.00) Dollars** cash in hand paid, the receipt of which is hereby acknowledged, we, **Pedro Reyes and wife, Deanna R. Reyes**, the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto the said **Maria Santos Reyes, an unmarried person**, the GRANTEE herein, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

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

Being Lot No. 71, Block Thirteen of the Anderson Estates of record in Instrument No. 20058-306G-04, in the Register's Office of Davidson County, Tennessee. Survey by L. Steven Bridges, Jr., Land Surveying and Consulting, RLS No. 1740, Maple Glen, Suite Four, 311 East Main Street, Hendersonville, Tennessee 37075-2552, 615-822-5394.

Being a part of the same property conveyed to Pedro Reyes by Warranty Deed from Deborah Freeborn, Melodie Kaye Fleet, Elizabeth Raline and Bobbie Ann Harris on July 19, 2005, in Instrument No. 20050719-0084012, Register's Office of Davidson County, Tennessee.

This property is subject to Restrictive Covenants of record in Book 5549, Page 452, AND all matters shown of record in Book 1130, Page 37, Register's Office of Davidson County, Tennessee.

Deanna R. Reyes joins in this conveyance for the purpose of conveying any interest she may have in the above referenced 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, her heirs and assigns, forever. And I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 our hands this the 26th day of April, 2006.

GRANTOR:

Pedro Reyes

M. KEVIN HEFFELMAN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

GRANTOR:

Deanna R. Reyes

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 26th day of April, 2006, before me, M. Kevin Heffelman, personally appeared **Pedro Reyes and wife, Deanna R. Reyes**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledge that they executed the same as their free act and deed.

M. KEVIN HEFFELMAN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: July 29, 2006.

AFFIRMATION

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $79,350.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Maria Santos Reyes

Maria Santos Reyes
Affiant/Grantee

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 26th day of April, 2006 before me, M. Kevin Heffelman, personally appeared Maria Santos Reyes, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledge that he executed the same as his free act and deed.

M. KEVIN HEFFELMAN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: July 29, 2006.