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

B-5241

Return to:
Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/16/07 11:28 2 pgs
Fees:13.00 Taxes:442.15
20070116-0006031

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, L.L.C., a Tennessee limited liability company** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to Rhonda Boyce, unmarried (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:

Land in Davidson County, Tennessee, being Parcel "1A" on the Resubdivision of Reserve Parcel "A" of the W. P. Ready Subdivision of record in Book 6050, page 98, revised in Instrument No. 20060228-0023157, Register's Office for Davidson County, Tennessee.

Being all of the same property conveyed to Cumberland Properties, LLC by Warranty Deed from P. Glenn Hudson and wife, Jennifer L. Hudson dated August 16, 2005 of record in Instrument No. 20050824-0100809, Register's Office for Davidson County, Tennessee.

Cumberland Properties, L.L.C., a Tennessee limited liability company and Cumberland Properties, LLC, a Tennessee limited liability company are one and the same entity.

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 11th day of January, 2007

Cumberland Properties, L.L.C., a Tennessee limited liability company

By: M. Travis Dukes

Title: Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared M. Travis Dukes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member of Cumberland Properties, L.L.C., a Tennessee limited liability company the within named bargainor, a limited liability company, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Managing Member.

Witness my hand and official seal this 11th day of January, 2007.

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO., TENN.

Charlotte A. Bethel
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $119,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Rhonda Boyce
Affiant

Sworn to and subscribed before me this 11th day of January, 2007

Charlotte A. Bethel
Notary Public

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO., TENN.

My Commission Expires: 4-16-08

Map and Parcel: 043-01-0-319.00

ADDRESS OF NEW OWNER
Rhonda Boyce
116 Shannon Avenue
Madison, TN 37115

PERSON RESPONSIBLE FOR TAXES:
Republic Bank
P. O. Box 967
Jackson, MI 49204