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

Davidson County DEEDWARR
Recvd: 01/25/07 10:26 3 pgs
Fees:18.00 Taxes:455.10
20070125-0010171

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 **Ricky Moreland** (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 24th day of January, 2007

Cumberland Properties, LLC

By: M. Travis Dukes

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 24 day of January, 2007.

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 $123,000.00, 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 24 day of January, 2007

Notary Public

My Commission Expires:_____

Map and Parcel: 072-15-0-033.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:

Ricky Moreland
2613 Pennington Avenue
Nashville, TN 37216

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

Exhibit A

Being Lot No. 7 on the map of Burns Subdivision of Maxey's Addition to Brownsville, as of record in Book 161, page 98, Register's Office for said County.

Said Lot fronts 50 feet on the easterly side of Pennington Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Cumberland Properties, LLC, by Warranty Deed from Rheda Alfreda Stanfill Kershaw dated 11/30/05, and recorded 12/02/05 in Instrument No. 20051202-0144730, Register's Office for Davidson County, Tennessee.