Davidson County DEEDWARR
Recvd: 04/09/07 15:47 2 pgs
Fees:13.00 Taxes:151.70
20070409-0042086

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Pedro Reyes, et ux 245 Barbara Dr. Madison, TN. 37115	Same as New Owner	Map 59 P/O Parcel 39.03

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, REBA BRIEN, a widow, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto PEDRO REYES and wife, DEANNA REYES, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 2 on the Final Minor Plat of Brien Subdivision of record in Instrument No. 20070308-0029076, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the said property.
>
> BEING a part of the same property conveyed to Reba Brien, a widow, by deed from Lillian Katherine Perry dated March 1, 2006, of record in Instrument No. 20060301-0023654, Register's Office for Davidson County, Tennessee.
>
> This is unimproved property located on Buena Vista Pike, Nashville, Tennessee 37218.
>
> The foregoing description was prepared from a survey dated January 12, 2007, by Chandler Surveying, Jeff Chandler, Registered Land Surveyor.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2007, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid when due.

2. Subject to any and all matters as they may appear on the plan of record in Instrument No. 20070308-0029076, said Register's Office.

3. Subject to easement for sanitary sewers and/or storm drainage in favor of the Metropolitan Government of Nashville and Davidson County, Tennessee, filed for record in Book 7681, page 150, said Register's Office.

And, I, the GRANTOR, do further covenant and bind myself, my 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.

LILLIAN BRIEN PERRY executes this Warranty Deed as Attorney-in-Fact for REBA BRIEN, under a Power of Attorney being recorded simultaneously herewith in Instrument No. 20070409-0042082, Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Reba Brien By Lillian Brien Perry Atty In Fact

REBA BRIEN
By: Lillian Brien Perry, Attorney In Fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 28th day of March, 2007, before me, personally appeared LILLIAN BRIEN PERRY, to me known to be the person who executed the foregoing instrument on behalf of REBA BRIEN, and acknowledged that she executed the same as the free act and deed of the said REBA BRIEN.

WITNESS my hand at office, this the 28th day of March, 2007.

Patsy C. Davison

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $41,000.00.

Deanna Reyes

Affiant

Sworn to and subscribed before me, this the 28th day of March, 2007.

Patsy C. Davison

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE