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

Davidson County DEEDWARR
Recvd: 05/03/07 12:45 2 pgs
Fees:13.00 Taxes:259.00
20070503-0053137

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 **Charles Wallace, unmarried** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Cumberland Properties, LLC** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

Beginning at a point in the westerly margin of Pilcher Ave., at the corner of J. A. Smith property thence with the westerly margin of Pilcher Ave. 69 feet more or less south to a point thence west on a dead line 100 feet more or less to the M.C. and St. L.H.H. thence in a northerly direction and with said H.H. right of way 60 feet more or less to J.A. Smith line thence in an easterly direction along J.A. Smith line 100 feet to the point of beginning.

Being the same property conveyed to Mr. V.G. Wallace and wife, Madgie F. Wallace, by Quitclaim Deed from Mrs. Carmelila Mickel McDonald Todd and husband, Mr. John Todd dated 06/26/53, and recorded 07/15/53 in Book 2153, page 24, Register's Office for Davidson County, Tennessee. Mr. V.G. Wallace and wife, Madgie F. Wallace are now deceased having died on June 21, 1978 and January 2, 1979 respectively. By and through the laws of descent, interest in the property is vested in their sole surviving heir at law, Charles Wallace. An Affidavit of Heirship is being recorded simultaneously herewith as Instrument no. * * 20070503-0053136

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 20 day of April, 2007.

Charles Wallace

JAKIRA B. SURLES STATE OF TENNESSEE NOTARY PUBLIC TENNESSEE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Charles Wallace**, 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 20 day of April, 2007

Jakira B Surles
Notary Public

My Commission Expires Nov. 22, 2010

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$70,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

JAKIRA B. SURLES
STATE OF TENNESSEE NOTARY PUBLIC
TENNESSEE

Sworn to and subscribed before me this 20 day of April, 2007.

Jakira B. Surles
Notary Public

My Commission Expires: Nov 22, 2010

Map and Parcel: 104-05-0-064.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:

Cumberland Properties, LLC
7003 Chadwick Drive
Ste. 264
Brentwood, TN 37027