Davidson County DEEDWARR
Recvd: 05/31/07 10:57 2 pgs
Fees:13.00 Taxes:555.00
20070531-0064594

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

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 **Carlos W. Ritchie** (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:

LAND in Davidson County, Tennessee, being Lot No. 3, Resubdivision of Lot 2 on the Plan of McCain Acres of record in Plat Book 6050, page 570, Register's Office for said County, to which reference is made for a more complete description.

TOGETHER with right of easement for the installation, operation and maintenance of a private sewer septic system on Lot 2 of McCain Acres as described in Book 9776, page 596, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carlos W. Ritchie, by Quitclaim Deed from Angela S. Ritchie dated 09/28/98, and recorded 09/29/98 in Book 11131, page 194, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Carlos W. Ritchie and wife, Angela S. Ritchie, by Warranty Deed from John Yeik dated 09/21/95 and recorded 09/25/95 in Book 9804, page 858, Register's Office for Davidson County, Tennessee.

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 16 day of May, 2007.

Carlos W. Ritchie

Carlos W. Ritchie

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Carlos W. Ritchie**, 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 16 day of May, 2007.

T. DAHLENBURG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Commission Expires May 22, 2010

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$150,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Daniella Putman
Affiant

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

Sworn to and subscribed before me this 16 day of May, 2007.

Notary Public

My Commission Expires:_____

Map and Parcel: 150-80.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:

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