THIS INSTRUMENT PREPARED BY:
M. Kevin Heffelman
Nippert & Nippert Attorneys
150 South Main Street
Ashland City, TN 37015
(615)792-1269
07-0078

Davidson County DEEDWARR
Recvd: 06/15/07 15:00 2 pgs
Fees:13.00 Taxes:444.00
20070615-0072053

Name and Address of New Owners:

Sandra Marlene Sandoval ,an unmarried woman
245 Becklea Drive
Madison, TN 37115

Persons Responsible for Taxes:

Same

Map/Parcel Number: 04310007700 /

WARRANTY DEED

For and in consideration of the sum of **One Hundred Twenty Thousand ($120,000.00) Dollars** cash in hand paid, the receipt of which is hereby acknowledged, I, **Pedro R. Reyes and wife, Deanna Reyes**, the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto the said **Sandra Marlene Sandoval,an unmarried woman**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 239, on the Plan of Madison Park, Section Six, as of record in Book 4300, Page 58, Register's Office for said County, described as follows:

Said Lot No. 239 fronts 69 feet on the south side of Becklea Drive and extends back 151 feet on the east line and 146.6 feet on the west line to a dead line in the rear on which it measures 58.20 feet thereon.

Being the same property conveyed to Pedro R. Reyes, married, by deed from Billie Ruth Simmons, unmarried, dated August 31, 2001, of record in Instrument No. 20010907-0097375, Register's Office for Davidson County, Tennessee.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 8th day of June, 2007.

GRANTOR:
Pedro Reyes
BY Stephen R. Guy ATTORNEY IN FACT
Pedro Reyes by Stephen R. Guy
Attorney-in-fact

GRANTOR:
Deanna Reyes
BY Stephen R. Guy ATTORNEY IN FACT
Deanna Reyes by Stephen R. Guy
Attorney-in-fact

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Before me, Kevin Heffelman, a Notary Public, of the state and county aforementioned, personally appeared **Stephen R. Guy,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of **Deanna Reyes** as her Attorney-in-Fact, and acknowledged the he/she executed the same as the free act and deed of the said **Deanna Reyes**.

NOTARY PUBLIC
My Commission Expires: 1/27/2010

M. KEVIN HEFFELMAN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Before me, Kevin Heffelman, a Notary Public, of the state and county aforementioned, personally appeared **Stephen R. Guy,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of **Pedro Reyes** as her Attorney-in-Fact, and acknowledged the he/she executed the same as the free act and deed of the said **Pedro Reyes**.

NOTARY PUBLIC
My Commission Expires: 1/27/2

M. KEVIN HEFFELMAN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

AFFIRMATION

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $120,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sandra Sandoval
Affiant/Grantee

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this the 7th day of June, 2007 before me, M. Kevin Heffelman personally appeared Sandra Sandoval, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledge that he executed the same as his free act and deed.

NOTARY PUBLIC
My Commission Expires: 1/27/2010

M. KEVIN HEFFELMAN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.