WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212 Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $65,000.00
Affiant
Subscribed and sworn to before me
This 16 day of October, 2007
Notary exp: 11/24/07

Address of new owners:
RUBEN ESTEVEZ
4211 PARK AVENUE
NASHVILLE, TN. 37209

Send tax bills to:
NEW OWNER

Map & Parcel:
143-06-0A-012 CO

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **David Michelson and wife, Anita Landon Michelson**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ruben J. Estevez**, AN UNMARRIED MAN hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 12, on the Plan of Harpeth Trace Estates, Phase One, of record in book 5200, Page 125, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Michelson and wife, Anita Landon Michelson by Warranty Deed from Raymond A. Friedman and wife, Jen-Jen Lin dated May 19, 2005 and filed for record as Instrument no. 20050711-0080046, Register's Office for Davidson County, Tennessee.

The 2007 County and/or City property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

The property is improved with an address of:
OR **X** The property is unimproved with an address of : 341 Harpeth Ridge Dr Nashville Tn 37221

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.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Davidson County DEEDWARR
Recvd: 10/18/07 09:58 2 pgs
Fees:13.00 Taxes:240.50
20071018-0123522

Witness our hands this 15th day of October, 2007.

David Michelson

Anita Landon Michelson

State of: California
County of: Santa clara

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Michelson and Anita Landon Michelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of October, 2007

Alka V. Talati
Notary Public

Commission expires: 01-22-2009

ALKA V. TALATI
Comm. # 1546367
NOTARY PUBLIC - CALIFORNIA
Santa Clara County
My Comm. Expires Jan. 22, 2009