THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF October, 2007. Notary Public MY COMMISSION EXPIRES: 2-26-11 (AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Arthur C. Cheney	SUNTRUST	MAP 52-08
125 Sanitarium Road	901 Sommes Ave	PARCEL 9
Madison, TN 37115	Richmond, VA 23227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Luis Taveras**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Arthur C. Cheney**

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:

A certain parcel or tract of land in the 2nd Civil District of Davidson County, Tennessee, said parcel being more particularly described as follows:

A tract of land in Davidson County, Tennessee designated as Parcel 9 on a survey made by R. L. Montoya Land Surveying, dated October 10, 1983 and further described as follows: BEGINNING at a point in the northerly margin of Sanitarium Road, said point being east 1193 feet, more or less, from the intersection of the northerly margin of said Sanitarium Road with the center line of Neely's Bend Road; thence north 18 degrees 7=8 minutes 43 seconds west 187.66 feet to a point; thence north 67 degrees 2 minutes 23 seconds east 108.13 feet to a point; thence south 22 degrees 57 minutes 37 seconds east 197.0 feet to a point in the northerly margin of said Sanitarium Road; thence with the north margin, south 67 degrees 2 minutes 23 seconds west 123.87 feet to the point of beginning.

Being the same property conveyed to Luis Taveras by deed dated July 22, 2005 and recorded as instrument number 20050728-0088511, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) IMPROVED property known as **125 Sanitarium Road, Madison, TN 37115.**

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

Witness my hand this the 23 day of October, 2007.

Luis Taveras 10/23/07

Luis Taveras

Davidson County DEEDWARR
Recvd: 10/30/07 15:50 2 pgs
Fees:13.00 Taxes:444.00

20071030-0128071

STATE OF CALIFORNIACOUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Luis Taveras** the bargainor, with whom I am ~~personally acquainted~~ or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 23 day of October, 2007.

My Commission expires March 7, 2010

Carole R. Rangel
Notary Public

CAROLE R. RANGEL
COMM. # 1650029
NOTARY PUBLIC-CALIFORNIA
SAN BERNARDINO COUNTY
MY COMM. EXP. MAR. 7, 2010