Davidson County DEEDWARR
Recvd: 11/05/07 08:48 3 pgs
Fees:18.00 Taxes:194.25
20071105-0129856

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Pedro Reyes and wife,
Deanna Reyes
161 Delway Drive
Nashville, TN 37207

SEND TAX BILL:

New Owner

MAP AND PARCEL:
050130
05900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ricky A. Raines and wife, Mindy W. Raines**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Pedro Reyes and wife, Deanna Reyes**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 54, as shown on the map entitled Golden Valley Estates, Section 1, of record in Plat Book 4175, page 142, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to TONYA LONG, by deed from SAMMY DARDEN, WHOSE PROPER NAME IS SAMUEL DARDEN, of in Book 8699, page 153, dated August 10, 1992, said Register's Office. And being further conveyed to RICKY A. RAINES AND MINDY W. RAINES, by Quitclaim Deed of record in Book 9940, page 188, dated January 18, 1996, said Register's Office.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 3120 Ewingwood Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

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

Witness our hands this 2nd day of November, 2007.

Ricky A. Raines

Mindy W. Raines

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Ricky A. Raines and wife, Mindy W. Raines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 2nd day of November, 2007.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $52,500.00

AFFIANT

Subscribed and sworn to before me
this 2nd day of November, 2007.

NOTARY PUBLIC

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 11/22/08

Notary's Seal



My Commission Expires
November 22, 2008