Davidson County DEEDWARR
Recvd: 11/20/07 10:14 2 pgs
Fees:13.00 Taxes:72.15
20071120-0135801

This Instrument Was Prepared By:
Michael K. Radford
Stockton Title & 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 **Cumberland Properties, LLC** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Pedro Reyes** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

Being Lot 9, Block C of Eastland as shown of record in Deed Book 5589, Page 953, Lot fronts 50 feet on the southerly side of McKinley Avenue and runs between parallel line 120 feet to a deadline, Register's Office for said County, Tennessee.

Being the same property conveyed to Cumberland Properties, LLC, by Warranty Deed from Zachary King dated 10/15/07, and recorded 10/19/07 in Instrument No. 20071019-0124255, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Barrett King or Zachary King by Quitclaim Deed dated 02/09/04 of record in Instrument No. 20040209-0015382, 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 9 day of November, 2007

Cumberland Properties, LLC

By: M. Travis Dukes

Title: Managing Member

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **M. Travis Dukes** the **Managing Member of Cumberland Properties, LLC** 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.

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

Witness my hand and official seal this 9 day of November, 2007.

Notary Public

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $19,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 9 day of November, 2007

Notary Public

My Commission Expires:_____

Map and Parcel: 034-13-143.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:

Pedro Reyes
245 Becklea Dr.
Nashville, TN 37115

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