Davidson County DEEDWARR
Recvd: 11/29/07 09:22 3 pgs
Fees:18.00 Taxes:133.20
20071129-0138303

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 27TH day of November, 2007, by and between DAVID M. EDGIN and MARY ANNETTE EDGIN, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called Grantors, and DEANNA REYES and PEDRO REYES, WIFE AND HUSBAND, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, DAVID M. EDGIN and MARY ANNETTE EDGIN, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, as Grantors, do hereby bargain, sell, transfer and convey unto DEANNA REYES and PEDRO REYES, WIFE AND HUSBAND, hereinafter referred to as Grantees, her successors and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 317 IDLEWILD AVENUE, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, her successors and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER:

David M. Edgin
DAVID M. EDGIN
Signature of Seller

Mary Annette Edgin
MARY ANNETTE EDGIN
Signature of Seller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, **DAVID M. EDGIN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this 27th day of NOVEMBER, 2007.

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, **MARY ANNETTE EDGIN,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this 27th day of NOVEMBER, 2007.

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:
DEANNA REYES
161 Dellway Drive
Nashville TN 37207

Person Responsible for Taxes:
SAME
161 Dellway Drive
Nashville Tn 37207

Property Address: 317 IDLEWILD AVENUE, MADISON, TN 37115

Map & Parcel #: MAP 43-13, PARCEL 324

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $36,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Deanna Reyes
AFFIANT

Sworn to and subscribed before me, a Notary Public, this 27th day of NOVEMBER, 2007.

Denise C. Allis
NOTARY PUBLIC

My commission expires: 5/24/2008

RETURN TO:
Commonwealth Title Agency
333 Gallatin Rd. South, Ste. 1
Madison, TN 37115

07-8091

EXHIBIT 'A'

Being Lot No. 26 of Block "E" on the Plan of Crittenden Estates as of record in Book 974, Page 69, Register's Office for Davidson County Tennessee.

Said Lot No. 26 of Block "E" fronts 56 feet on the easterly side of Idlewild Avenue, runs back between lines, 138.1 feet on the north line and 138.2 feet on the south line, to a dead line in the rear, which measures 56 feet thereon.

BEING the same property conveyed to David M. Edgin and Mary Annette Edgin, both unmarried, as joint tenants with right of survivorship, by Quitclaim Deed from David M. Edgin, of record in Instrument Number 20061129-0147417, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 43-13, PARCEL 324).
2. All matters as set forth on the Plat of record in Book 974, page 69, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.