Davidson County DEEDWARR
Recvd: 01/02/08 10:13 2 pg
Fees:13.00 Taxes:325.60

20080102-0000163

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $88,000.00
Affiant
Subscribed and sworn to before me
This 19 day of December 2007
Notary exp: 4/28/09

FRANKLIN COUNTY TENNESSEE NOTARY PUBLIC STATE OF DEANNA J. ESLICK

Address of new owners:	Send tax bills to:	Map & Parcel:
Paul Felton & Jill Bates Felton 3807 Saunders Avenue Nashville, TN 37216	Paul Felton 4303 Saunders Avenue Nashville, TN 37216	061-14-0-201.00

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, **Mark A. Cummings, Married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Paul A. Felton and Wife, Jill A. Bates Felton** 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 all of Lot No. 4, on the Plan of Resubdivision of Lots 3 & 4 of Maplewood Heights, as shown on survey and plat of same appearing of record in Book 5190, page 39, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to MARK A. CUMMINGS, MARRIED by deed from DAYBREAK PROPERTIES, LLC of record as Instrument No. 20030129-0012065, dated January 24, 2003, Register's Office for Davidson County, Tennessee.

This was never the primary or marital residence of Mark A. Cummings and wife, Jean Cummings.

The 2007 County property taxes have been prorated between the two parties.

Matters shown on the Plan of record in Plat Book 5190, page 39, said Register's Office.

Restrictive Covenants contained in Instrument of record in Book 5248, page 408, said Register's Office.

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

X The property is improved with an address of: **3807 Saunders Avenue Nashville, TN 37216**

OR The property is unimproved.

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.

Witness my hand this 19 day of December, 2007.

Mark A. Cummings

Mark A. Cummings

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark A. Cummings, 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 purposed therein contained.

Witness my hand and official seal this 19 day of December, 2007

Rebecca D. Price
Notary Public

Commission expires: 11/22/10

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010