This Instrument Was Prepared By:
Michael K. Radford
Stockton Title & Escrow, LLC
5110 Maryland Way
Ste. 320
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 02/26/08 11:03 2 pgs
Fees:13.00 Taxes:16.65
20080226-0018740

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 **Deborah Smith** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Cumberland Properties, LLC** (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:

Tract One: Land in Davidson County, Tennessee, being Lot No. 346 on the Plan of Joywood Heights, Section II, as of record in Book 1130, Page 92 and 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Deborah Smith, married, by Special Warranty Deed from Bank One, National Association, as Trustee dated 04/23/04, and recorded 07/19/04 in Instrument No. 20040719-0086114 and re-recorded in Instrument No. 20040427-0047706, Register's Office for Davidson County, Tennessee.

The above described property is subject to a Perpetual Easement of record as Instrument Number 20061127-0145751, 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 15th day of February, 2008

Deborah Smith

Deborah Smith

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Deborah Smith** 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.

Witness my hand and official seal this 15th day of February, 2008.

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

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $4,500.00, 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 15th day of February, 2008.

Notary Public

My Commission Expires:_____

Map and Parcel: 060-15-0-064.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:

Cumberland Properties, LLC
471 Humphreys Street
Nashville TN 37203

