THIS INSTRUMENT PREPARED BY:
M. Kevin Heffelman
Nippert & Nippert Attorneys
150 South Main Street
Ashland City, TN 37015
(615)792-1269

Davidson County DEEDWARR
Recvd: 03/06/08 10:39 2 pgs
Fees:13.00 Taxes:185.00
20080306-0022562

Name and Address of New Owners:

Pedro Reyes and wife, SHB
Deanna Reyes
3008 Lookout Pt
Greenbrier, TN
37073

Persons Responsible for Taxes:

Same
Map/Parcel No.: 052-06-0-009.00

WARRANTY DEED

For and in consideration of the sum of **Fifty Thousand ($50,000.00) Dollars** cash in hand paid, the receipt of which is hereby acknowledged, I, **B. Wayne Grubbs**, the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto the said **Pedro Reyes and wife, Deanna Reyes**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being the northerly 60 feet of the southerly 140 feet of Lot No. 4 on the Plan of the Subdivision of part of the H. B. Chadwell Tract, of record in Book 421, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.
>
> Being the same property conveyed to B. Wayne Grubbs by Quitclaim Deed from Diana G. Grubbs recorded on August 8, 2005 as Instrument No. 20050808-0093754, Register's Office for Davidson County, Tennessee.
>
> Commonly Known As: 900 Idlewild Drive, Madison, Tennessee 37115.

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.

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

Witness my hand this the 3rd day of March, 2008.

GRANTOR:
B. Wayne Grubbs
B. Wayne Grubbs

M. KEVIN HEFFELMAN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 3rd day of March, 2008, before me, M. Kevin Heffelman, personally appeared **B. Wayne Grubbs**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledge that they executed the same as their free act and deed.

NOTARY PUBLIC
My Commission Expires: July 27, 2010.

M. KEVIN HEFFELMAN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

AFFIRMATION

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $50,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Pedro Reyes
Affiant/Grantee

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 3rd day of March, 2008 before me, M. Kevin Heffelman, personally appeared Pedro Reyes, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledge that he/she executed the same as his/her free act and deed.

NOTARY PUBLIC
My Commission Expires: July 27, 2010.

M. KEVIN HEFFEL STATE OF TENNESSE NOTARY PUBLIC CHEATHAM COUNTY, TE