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: 03/20/08 10:28 2 pgs
Fees:13.00 Taxes:79.55
20080320-0028193

Name and Address of New Owners:

Pedro Reyes and wife,
Deanna Reyes
3008 Lookout Point
Greenbrier, TN 37073

Persons Responsible for Taxes:

Same

Map/Parcel Number: / 034-13-0-187.00

WARRANTY DEED

For and in consideration of the sum of **Twenty One Thousand Five Hundred ($21,500.00) Dollars** cash in hand paid, the receipt of which is hereby acknowledged, I, **Frank L. Walden, Trustee for the Frank L. Walden Revocable Living Trust U/T/A February 22, 2002** 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 lot No. 26 Block G. Eastlawn Subdivision as recorded in Plat Book 549, page 153 and 154 R.O.D.C., Tennessee at Nashville.

Said Lot No. 26, Block G, fronts 50 ft. on the southeasterly margin of Florence Ave. and extends back between parallel lines 120 ft to a dead line on which it measures 50 ft.

Being the same property conveyed to Frank L. Walden, Trustee of the Frank L. Walden Revocable Living Trust U/T/A dated February 22, 2002 by Warranty Deed from Solomon O. Gambrell recorded November 11, 2003 as Instrument No. 20031111-0164860, Register's Office for Davidson County, Tennessee.

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 our hands this the 10th day of March, 2008.

GRANTOR:

Frank L Walden Trustee

Frank L. Walden, Trustee of the Frank L. Walden Revocable Living Trust U/T/A February 22, 2002

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

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of March, 2008, before me, M. Kevin Heffelman, personally appeared **Frank L. Walden**, to me known (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the **Trustee of the Frank L. Walden Revocable Living Trust U/T/A February 22, 2002** the within named bargainor, and that he as such **Trustee** being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said **Frank L. Walden** as such ~~Trustee~~.

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 $21,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th 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 HEFFELMAN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY TENN