STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $ 123,000.00

Affiant

Subscribed and sworn to before me, this the 31 day of December, 2007.

Notary Public
My Commission Expires: 12/09/08

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Rachel Reyes 1006 North Graycroft Avenue Madison, TN 37115	New Owner	33-15 / 102

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Pinnie K. Baron, Conservator for Juanetta T. Spears**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto, **Rachel Reyes and husband, Anthony Reyes** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee being Lot No. 65 on the map of Primrose Acres Subdivision, as of record in book 2663, Page 106, Register's Office for said county.

Said Lot No. 65 fronts 100.00 feet on the southeast margin of Graycroft Avenue and runs back 216.2 feet on the northeast line and 214.4 feet on the southeast line to a dead line, measuring 100.0 feet thereon.

Being the same property conveyed from Brodis Kimble Spears by Quitclaim Deed to Juanetta T. Spears, said Quitclaim Deed dated August 15, 2003 and recorded in Instrument Number 20030820-0120727 on August 20, 2003 in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record as recorded in the Register's Office for Davidson County, Tennessee in Book 2663, Pages 106.

This is improved property, known as 1006 North Graycroft Avenue, Madison, TN 37115.

The preparer of this deed makes no representation as to the status of the title to this property. This conveyance was prepared for the benefit of the parties and in reliance on the information provided by the parties. The preparer would state that this description is identical to that of the previous conveyance.

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hand(s) this the 31st day of December, 2007

Pinnie K Baron, Conservator for
Juanetta T. Spears

Davidson County DEEDWARR
Recvd: 05/09/08 14:18 1 pgs
Fees:13.00 Taxes:455.10
20080509-0048363

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Pinnie K Baron, Conservator for Juanetta T. Spears**, the bargainor(s), 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 and official seal, this 31st day of December, 2007.

Notary Public
My Commission Expires: 12/09/08

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Prepared by: Highland Title, LLC, 394 West Main Street, Hendersonville, TN 37075