THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 06/06/08 08:52 3 pg
Fees:18.00 Taxes:296.00
20080606-0058123

File No. 21349-6
Davidson Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
John M. Maynard 4528 Sawmill Place Nolensville, TN 37135-8498	New Owner	Map 095 Parcel 004

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, RIGOBERTO RIVERA, UNMARRIED, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN M. MAYNARD, hereinafter called the Grantee, his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, described according to a property survey made by Bob Cummings, Land Surveyor, dated July 14, 1981, Job No. 8164, described as follows:

Beginning at an iron pin in the southerly Right-of-Way (R.O.W.) of Lebanon Pike (State Highway 70). Said iron pin being the point of intersection of said R.O.W. with the westerly edge of a 20 foot private drive and being the Northwest corner of the herein described tract; thence, with the westerly edge of said private drive South 12 degrees 19 minutes 20 seconds East 153.85 feet to an iron pin in the northerly boundary line of property owned by E.B. Parkerson, Sr., et ux, Lillian D. Parkerson, of record in Book 1333, Page 464, Book 3531, Page 633, Register's Office for Davidson County, Tennessee; thence, with said boundary line South 48 degrees 01 minutes 00 seconds West 69.8 feet to an iron pin; thence, continuing with said Parkerson's easterly boundary line North 33 degrees 17 minutes 00 seconds West 131.94 feet to an iron pin in the southerly R.O.W. of Lebanon Pike (State Highway 70); thence, with said R.O.W. North 46 degrees 32 minutes 00 seconds East 126.03 feet to the beginning containing 0.295 acre, more or less.

BEING the same property conveyed to Rigoberto Rivera and wife, Ernestine Rivera by Deed from Rose Trimble Drake of record in Book 8249, Page 768, Register's Office for Davidson County, Tennessee, dated November 29, 1990. The said Ernestine Rivera having died on July 5, 2002 the property is vested in Rigoberto Rivera as the surviving tenant by the entirety.

THIS is unimproved property known as 1815 Lebanon Pike, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor covenants with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 2nd day of June 2008.

Rigoberto Rivera

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 Rigoberto Rivera, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of June 2008.

NOTARY PUBLIC
My Commission Expires: 5/23/09

DEBORAH M. O'NEIL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Affiant

Subscribed and sworn to before me this
2nd day of June 2008.

Notary Public
My commission expires 10/17/09

JENNA WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

EXHIBIT A
Permitted Encumbrances

(a) Taxes for the year 2008 and subsequent years, not yet due and payable, said taxes having been prorated and assumed by the Grantee.

(b) Subject to the right of way of any road which may lie on said premises.

(c) Matters shown on the Boundary Survey of Tax Map 95, Parcel 4, by Volunteer Land Surveying Services by Rhollip E. Holmes, Jr., R.L.S. Number 1728, dated April 30, 2008, as File Number 06109.