WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,000.00

Benjamin Gamez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of November, 2008

Notary Public:

MY COMMISSION EXPIRES: 11/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Benjamin Gamez	WR Starkey Mortgage, LLP	Parcel ID:
2241 Maplecrest Drive	5055 W. Park Blvd., Ste. 300	08411007300
Nashville, TN 37214	Plano, TX 75093	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

John Edward Humes, Jr., Linda Jeanette Graves, Nancy Diane Favors, Dawn Humes Dwyer, and Denise Humes Bailey, Heirs of the Estate of Helen Marie Dennis Humes

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Benjamin Gamez, a single man
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 38 on the Plan of Maplecrest Subdivision, of record in Book 1835, page 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 70 feet on the southerly side of Maplecrest Drive and runs back between parallel lines 150.6 feet to a dead line.

Being the same property conveyed to John Edward Humes and wife, Helen Marie Humes, by Warranty Deed dated October 7, 1953, and filed for record in Book 2199, page 511, said Register's Office. The said John Edward Humes having predeceased Helen Marie Humes. The Helen Marie Humes died leaving as sole heirs the Grantors herein.

This conveyance is subject to Restrictive Covenants of record in Book 1874, Page 452 and Book 1906, Page 357, Register's Office for said County.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 1835, Page 28, said Register's Office.

Power of Attorney of record in Instrument 20081201-0116369, Instrument 20081201-0116370, and Instrument 20081201-0116371, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2241 Maplecrest Drive, Nashville, TN 37214

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

Davidson County DEEDWARR
Recvd: 12/01/08 14:20 2 pgs
Fees:13.00 Taxes:358.90
20081201-0116372

Witness our hands this 25th day of November, 2008.

John Edward Humes Jr by Dawn Dwyer Atty in Fact
John Edward Humes, Jr.

Linda Jeanette Graves by Dawn Dwyer Atty in Fact
Linda Jeanette Graves

Nancy Diane Favors by Dawn Dwyer Atty in Fact
Nancy Diane Favors

Dawn Humes Dwyer
Dawn Humes Dwyer

Denise Humes Bailey
Denise Humes Bailey

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 Dawn Humes Dwyer and Denise Humes Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of November, 2008.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, Dawn Dwyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of John Edward Humes, Jr., Linda Jeanette Graves, and Nancy Diane Favors as his/her/their Attorney in Fact as the free act and deed of the within named John Edward Humes, Jr., Linda Jeanette Graves, and Nancy Diane Favors.

Witness my hand and official seal at Nashville, Tennessee the 25th day of November, 2008.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.