Name and Address New Owner:
Maria Francisca Reyes
525 Wanda Drive
Nashville, TN 37210

Send Tax Bills to:
Same as New Owner

BILL GARRETT, Davidson County
Trans:T20090085598 DEEDWARR
Recvd: 12/21/09 09:06 3 pgs
Fees:18.00 Taxes:196.10
20091221-0115581

Tax Identification Numbers:
071 04 0 296.00

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and no/100---------Dollars ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, Pablo Reyes** as Grantor have bargained and sold and by these presents do hereby transfer and convey unto **Maria Francisca Reyes,** hereinafter called the Grantee, her successors and assigns, that certain land located in **Davidson** County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof by this reference.

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, hereditaments, estate, title and interest thereto belonging or in anywise appertaining, to the said Grantee, her successors and assigns in fee simple forever.

GRANTOR does hereby covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered.

THIS CONVEYANCE IS MADE subject to notes, easements, building setback lines, etc. if any, as may be set forth on the Plan of Queen Avenue Re-Subdivision, a Re-subdivision of the J. B. Haynies Oriental Plan, of record in Plat Book 6200, Page 625, Register's Office for Davidson County, Tennessee, or as otherwise recorded in the Register's Office for Davidson County, Tennessee.

GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her successors 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 this 18th day of December, 2009.

Pablo Reyes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **Pablo Reyes,** the bargainors., to me known (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official at Madison, Tennessee, this the 18th day of December, 2009.

My commission expires:
3-20-10

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration for this transfer or value, whichever is greater, for this transfer is $53,000.00.

Affiant

Sworn to and subscribed before
Me this the 18th day of December,
2009.

Notary Public

My commission expires:
3/20/10

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

Land in **Davidson** County, Tennessee, being Lot No. 4 on the Plan of Queen Avenue Resubdivision, a Resubdivision of the J. B. Haynies Oriental Plan of record in Plat Book 6200, Page 625 in the Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Pablo Reyes by Special Warranty Deed from Bank One, National Association, fka The First National Bank of Chicago, as Trustee by and through Residential Funding Corporation, its Attorney-in-Fact, which deed is dated August 5, 2005 and recorded as Instrument No. 20050817-0097552 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 321 Queen Avenue, Nashville, TN 37207

THIS INSTRUMENT PREPARED BY:
Deanie L. Gregory, Attorney
200 Madison Street
Madison, TN 37115
at the request of the parties herein and without the benefit of a title search or examination.