THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20100078181 DEEDWARR
Recvd: 12/13/10 09:27 5 pgs
Fees:28.00 Taxes:83.25
20101213-0098839

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
ESTANISLAO CRUZ 500 Cheyenne, #122 Madison, TN 37115	Same	81-160-12000

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES CANTRELL, by and through his attorney in fact, Jeffrey Cantrell, Jr., JEFFREY CANTRELL, JR., DONALD CANTRELL, PHOEBE CANTRELL, SHERRYL CANTRELL, JOHNNY CANTRELL, MICHELLE WOODBERY, by and through her attorney in fact, Dedria Cannon, DEDRIA CANNON, GAY HARDIN, by and through her attorney in fact, Dedria Cannon, and JOHN WESLEY CANTRELL, JR., by and through his attorney in fact, Dedria Cannon, Heirs at Law of Jefferie L. Cantrell, Sr.**, have this day bargained and sold, and do hereby transfer and convey unto the said **ESTANISLAO CRUZ**, a single person, the Grantee herein, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land lying and being in the 10th Civil District of Davidson County, Tennessee, and situated on Graves Avenue in the City of Goodlettsville.

BEGINNING in the center of said Avenue at the northeast corner of a lot sold to Hillard Fite, running thence north with said Avenue 3-1/4 poles to James Crossways, now Cantrell's southeast corner; thence west with the Crossways' south line, North 84-1/2 deg. West 13.28 poles to a stone; thence, South 3-1/4 poles to Fite's northwest corner; thence east with Fite's north line; South 8 4-1/2 deg. East 13.28 poles to the beginning, containing 1/4 acres more or less.

BEING the same property conveyed to Jefferie L. Cantrell, Sr., a single man, by deed from Magaline Gordon, a single woman, of record in Book 10598, page 620, dated September 4, 1997, Register's Office of Davidson County, Tennessee. A Life Estate was retained in said property by Magaline Gordon, having since passed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $22,500.00.
Subscribed and sworn to before me this 26th day of November, 2010.
My Commission Expires: 11/7/11

Estanislao Cruz
Affiant

Karen B. Heavener
Notary Public

KAREN B. HEAVENER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

This is unimproved property located at 218 Cafe Road, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

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 24th day of November, 2010.

James Cantrell
by Jeffrey Cantrell Jr.
JEFFREY CANTRELL, JR., Attorney in fact for JAMES CANTRELL

Jeffrey Cantrell Jr.
JEFFREY CANTRELL, JR.

Donald Cantrell
DONALD CANTRELL

Phoebe Cantrell
PHOEBE CANTRELL

Sherryl Cantrell
SHERRYL CANTRELL

Johnny Cantrell
JOHNNY CANTRELL

x Michele Woodberry
by Dedria Cannon
DEDRIA CANNON, Attorney in Fact for MICHELLE WOODBERY

Dedria Cannon
DEDRIA CANNON

x Gay Hardin
by Dedria Cannon
DEDRIA CANNON, Attorney in Fact for GAY HARDIN

x John Wesley Cantrell Jr
by Dedria Cannon
DEDRIA CANNON, Attorney in Fact for JOHN WESLEY CANTRELL, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E Freeman, a Notary Public in and for said County and State, **Jeffrey Cantrell, Jr., Donald Cantrell, Phoebe Cantrell, Sherryl Cantrell, Johnny Cantrell, and Dedria Cannon**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 24 day of November, 2010.

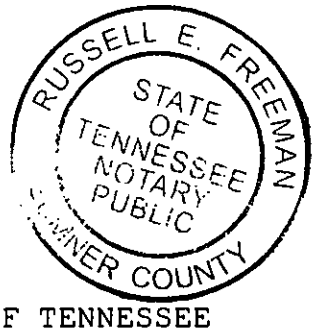
NOTARY PUBLIC

My Commission Expires: 02/26/2013

RUSSELL E. FREEMAN
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of November, 2010, before me personally appeared **JEFFREY CANTRELL, JR.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **JAMES CANTRELL** and acknowledged that such person executed the same as the free act and deed of **JAMES CANTRELL.**

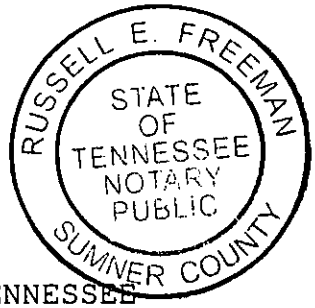


NOTARY PUBLIC

My Commission Expires: 02/26/2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of November, 2010, before me personally appeared **DEDRIA CANNON**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **MICHELLE WOODBERRY** and acknowledged that such person executed the same as the free act and deed of **MICHELLE WOODBERRY.**

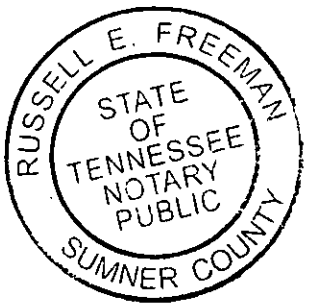


NOTARY PUBLIC

My Commission Expires: 02/26/2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of November, 2010, before me personally appeared **DEDRIA CANNON**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **GAY HARDIN** and acknowledged that such person executed the same as the free act and deed of **GAY HARDIN.**

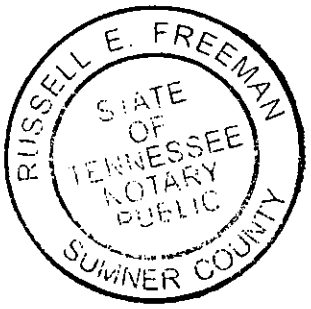


NOTARY PUBLIC

My Commission Expires: 02/26/2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of November, 2010, before me personally appeared **DEDRIA CANNON**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **JOHN WESLEY CANTRELL, JR.** and acknowledged that such person executed the same as the free act and deed of **JOHN WESLEY CANTRELL, JR.**



NOTARY PUBLIC

My Commission Expires: 02/26/2013