26-A

Davidson County DEEDWARR
Recvd: 04/03/01 10:37 2pgs
Fees:11.00 Taxes:303.40
20010403-0032036

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Tennessee Title & Escrow Co.
329 Union Street
P.O. Box 190632
Nashville, Tennessee 37219-0632

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00.

Martin Castaneda
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30 day of March, 2001.

Notary Public
My Commission Expires:_____

LARRY R. McELHANEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30 2004

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Martin Castaneda and
Ana Lilia Sepulveda
515 Radnor Street
Nashville, Tennessee 37211

SEND TAX BILLS TO:
RMBG, Inc.
P. O. Box 24810
Jacksonville, FL 32241-4810

MAP-PARCEL NUMBERS:
119-13-240

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brenda J. Boyd,** hereinafter referred to as Grantor, hereby transfer and convey to **Martin Castaneda and wife, Ana Lilia Sepulveda,** married persons, hereinafter referred to as 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. 105 in College Heights Subdivision, as of record in Book 332, page 19, Register's Office for said County.

SAID Lot No. 105 fronts 50 feet on the south side of Radnor Street and runs back between parallel lines 169 feet to an alley.

BEING the same property conveyed to Jessie J. Boyd and daughter, Brenda J. Boyd, as Joint Tenants with Rights of Survivorship by deed from John T. Baugh, Jr., a Married Person, of record in Book 10990, page 415, the said Jessie J. Boyd having since conveyed all of his right, title and interest in the subject property Brenda J. Boyd by virtue of a Quitclaim Deed of record in Book 11214, page 882, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated to date of closing and assumed by Grantee.

This is improved property known as **515 A & B Radnor Street, Nashville, TN 37211.**

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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.

Witness my hand this 30 day of March, 2001.

Brenda J. Boyd
BRENDA BOYD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **BRENDA BOYD**, with whom I am personally acquainted or who proved to me upon satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 30 day of March, 2001.

Larry R. McElhaney II
Notary Public

My Commission Expires: _____

LARRY R. McELHANEY II
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires MAY 30, 2004