WARRANTY DEED

Record and return to:
Nations Title Agency, Inc.
5214 Maryland Way, Ste. 208
Brentwood, TN 37027
017N00629

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th Day of June, 2001

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 29, 02

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 613 Potomac Place, Suite 201 Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amado Castro	Franklin American Mortgage Co.	150-6-223
(NAME) 3008 Woodymore Place	(NAME) 501 Corporate Centre Dr., Ste. 400	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Joel K. Janeway and wife, Beth Janeway**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Amado Castro, unmarried** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20-B on the plan of WOODYMORE HEIGHTS, SECTION 2, LOTS 18-20 ZONE LOT DIVISION as of record in Book 6900, page 203, also, see Plat Book 5200, page 645, Register's Office for Davidson County, Tennessee, said Register's Office, to which plan reference is hereby made for a more particularly description of said lot.

Being a part of the same property conveyed to Joel K. Janeway and wife, Beth M. Janeway by Warranty Deed of record in Book 7133, page 426, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on the plan of record in Plat Book 6900, page 203, also see Plat Book 5200, page 645, said Register's Office; to Restrictive Covenants of record in Book 6534, page 872, and amended in Book 6536, page 329, said Register's Office; and, subject to the 2001 property taxes not yet due and payable.

This is unimproved ( )
improved(X) property, known as 3008 Woodymore Place Nashville TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 29th Day of June, 2001.

Joel K. Janeway

Joel K. Janeway
By: Beth Janeway, his attorney in fact

by Beth M. Janeway
Attorney in Fact

Beth M Janeway

Beth Janeway

Davidson County DEEDWARR
Recvd: 07/11/01 11:52 2pgs
Fees:13.00 Taxes:266.40

20010711-0073910

STATE OF TENNESSEE)
:ss
COUNTY OF DAVIDSON)

On this the 29th day of June, 2001, before me personally appeared Beth Janeway, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Authorized Agent by Power of Attorney for Joel K. Janeway, and is authorized to execute this instrument, by virtue of an instrument being recorded simultaneously herewith.

WITNESS MY HAND AND OFFICIAL SEAL, at office, this the 29th day of June, 2001.

NOTARY PUBLIC

CONNIE R. GILL NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

My Commission Expires: 11/17/02

STATE OF TENNESSEE)
:ss
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Beth Janeway whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, at office, this the 29th day of June, 2001.

NOTARY PUBLIC

CONNIE R. GILL NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

My Commission Expires: 11/17/02