02

Realty
48A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $107,000.00

DANA B. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me, this 15th day of August, 2001.

Dana B. Smith

Notary Public
My commission expires: My Commission Expires NOV. 24, 2001

Address of New Owner:	Send Tax Bills to:	Tax Information
Moris Castillo	Megamerica Mortgage Group, Inc.	119-02
95 Evelyn Drive	19210 Huebner Road, Ste. 205	133
Nashville TN 37210	San Antonio, TX 78258	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Richard T. Cefalo, unmarried and wife, Sharon L. Norwood, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Moris Castillo and wife, Silvia Castillo, hereinafter called the Grantees, their successors 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. 19 on the plan of Glenrose Subdivision, of record in Plat Book 1424, page 142, and as amended in Plat Book 4680, page 960, Register's Office for said county, and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Richard T. Cefalo, unmarried and Sharon L. Norwood, unmarried by deed from James L. Oakes, Jr. and Margaret Ann Oakes, of record in Book 9115, page 726, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 95 Evelyn Drive, Nashville, TN 37210

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of August, 2001.

Richard T. Cefalo

Sharon L. Norwood

Davidson County DEEDWARR
Recvd: 08/20/01 09:49 2pgs
Fees:13.00 Taxes:395.90

20010820-0089413

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard T. Cefalo, unmarried and Sharon L. Norwood, unmarried, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 15th day of August, 2001.

Notary Public

My Commission expires

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005