Davidson County DEEDWARR
Recvd: 11/08/02 11:11 2pgs
Fees:13.00 Taxes:502.83
20021108-0138081

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,900.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of October, 2002.

Notary Public

My Commission Expires: 11/2/05

NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Martin Castillo and Nicolas Castillo
2228 Oak Barrel Lane
Antioch, Tennessee 37018

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
149-020-120.00

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, **Donald E. Jenkins and wife, Lisa A. Jenkins** hereinafter referred to as Grantors, hereby transfers and conveys to **Martin Castillo, an unmarried person and Nicolas Castillo, an unmarried person** 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:

LAND in Davidson County, Tennessee, being Lot No. 24 on the Plan of Oakwood Subdivision, Phase III, Section One, of record in Plat Book 7900, Page 268, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Donald E. Jenkins and wife, Lisa A. Jenkins by deed from Centex Real Estate Corporation of record in Book 8931, Page 873, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 268, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5612, Page 255, Book 9781, Page 987, Book 7981, Page 478, Book 8038, Page 838, Book 8313, Page 17, Book 8323, Page 410, and Book 10650, Page 785, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 7954, Page 508, Book 7981, Page 474, and Book 8013, Page 624, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 8038, Page 836, Book 9237, Page 1, Book 10658, Page 591, and Book 9781, Page 991, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2228 Oak Barrel Lane, Antioch, Tennessee 37018.

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 28th day of October, 2002.

Donald E. Jenkins by Paul Riviere attorney-in-Fact

Donald E. Jenkins

Lisa A Jenkins by Paul Riviere attorney-in-Fact

Lisa A. Jenkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Riviere, with whom I am personally acquainted and who proved himself to be the attorney in fact of Donald E. Jenkins and who being authorized to do so acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of October, 2002.

Notary Public

My Commission Expires: 11/2/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Riviere, with whom I am personally acquainted and who proved himself to be the attorney in fact of Lisa A. Jenkins and who being authorized to do so acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of October, 2002.

Notary Public

My Commission Expires: 11/2/05

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