PREPARED BY:
Atwood & Moore
Attorneys at Law
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 05/07/04 10:25 2pgs
Fees:13.00 Taxes:451.77

20040507-0052214

WARRANTY DEED

THIS INDENTURE is made and entered into this **19th** day of **April, 2004** between **Joe F. Carlton, Jr.** , GRANTOR, and **German Castillo** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville**,, County of **Davidson**, State of Tennessee, more particularly described as follows:

BEING all of Lot No. 6, ON THE PLAN OF MONTE CARLO ESTATE, SECTION 3-A, according to survey and plat of same appearing of record in Book 6200, page 527, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Joe F. Carlton, Jr. by deed of record Book 7274, page 925, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all matters as shown of record in Deed Book 6200, page 527, of the Register's Office of Davidson County, Tennessee.

***I, Cinthia Carlton, spouse of Joe F. Carlton, Jr., do hereby join in this conveyance to convey any and all marital interest I may have in and to said property.**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Joe F. Carlton Jr.
Joe F. Carlton, Jr.
Signature of Seller

Cinthia Carlton
Cinthia Carlton

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joe F. Carlton, Jr. and his wife, Cinthia Carlton,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **19th** day of **April, 2004.**

Eva R. White
Notary Public

My Commission Expires: 9/17/07

EVA R. WHITE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Name and Address of Property Owner:

German Castillo
1721 Southwind Drive
Nashville, TN 37217

Property Address:

433-435 Cedarcreek Trail
Nashville, TN 37211

Person Responsible for Taxes:

Same

Parcel #: 173-01-0/ 181.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Rutherford

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$122,100.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

German Castillo
Affiant

Sworn to and subscribed before me, a Notary Public, this **19th** day of **April, 2004.**

Eva R. White
Notary Public

My Commission Expires: 9/17/07

EVA R. WHITE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

RETURN TO:

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Attorneys at Law
Murfreesboro, TN 37129