WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2005.

Notary Public

MY COMMISSION EXPIRES: 4/21/07

(AFFIX SEAL)

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY

Michael Troy Haley, Attorney (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Merlyn R. Catron et ux (NAME)	Taylor Bean Whitaker (NAME)	126-15-0-A
7845 Farmington Pl. (STREET ADDRESS/ROUTE NUMBER)	101 NE 2nd st (STREET ADDRESS)	33.00 CO
Nashville, TN 37221 (CITY/STATE/ZIP)	Ocala FL 34470 (CITY/STATE/ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jose D. Gonzalez and wife, Claire P. Gonzalez

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Merlyn R. Catron and wife, Jennifer L. Catron

HEREINAFTER CALLED THE 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. 33 on the Plan of Phase One, Boone Trace at Biltmore of record in Book 7900, page 667, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Jose D. Gonzalez and wife, Claire P. Gonzalez, by deed from J. Davis Builders, Inc., dated January 31, 1996, recorded July 15, 1996, of record in Book 10120, page 179, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 03/29/05 10:21 2 pgs
Fees:13.00 Taxes:795.50
20050329-0033486

Subject to the following: easements, setback lines, restrictions and all matters noted on Plat of record in Book 7900, page 667, Register's Office for Davidson County, Tennessee, and otherwise of record; declaration of covenants, conditions and restrictions of record in Book 9342, page 312, as amended/modified in Book 9735, page 931, Book 10032, page 813, Book 10306, page 817, and Book 11455, page 443, said Register's Office, and otherwise of record; zoning and/or health department regulations for the appropriate governmental authority, and to rights for public utilities and public rights of way, and to matters which would be disclosed by an accurate survey. County property taxes for 2005 were prorated as of date of deed and assumed by Grantees.

This is unimproved ( )
improved (X) property, known as 7845 Farmington Place (House Number/Street) Nashville (City/Town) TN (State) 37221 (Postal Code)

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 we do covenant with the said GRANTEES 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 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 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 our hand s this 25th day of March, 2005.

JOSE D. GONZALEZ

Claire Gonzalez

CLAIRE P. GONZALEZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jose D. Gonzalez and wife Claire P. Gonzalez** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville, TN**, this 25th day of March, 2005.

Notary Public

Commission Expires: 9/20/08

MICHAEL T. HALEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.