THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
One American Center
3100 West End Avenue, Suite 550
Nashville, TN 37203
(615) 460-7478

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Davidson County DEEDWARR
Recvd: 07/01/05 09:25 2 pg:
Fees:13.00 Taxes:384.80

20050701-0075848

Tax Map: 72-9/418

The actual consideration or value, whichever is greater, for this transfer is $104,000.00

MANUEL A. ROMERO.
Affiant

Subscribed and sworn to before me this the 29th day of June, 2005.

My Commission Expires: 7/19/08

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Manuel A. Romero
(Name)
2715A Gear Street
(Street Address)
Nashville, TN 37216

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Four Thousand and 00/100 Dollars ($104,000.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **CAPITAL BANK & TRUST COMPANY,** hereinafter collectively called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **MANUEL A. ROMERO,** hereinafter collectively called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 24A, on the Plan of Gear Street Condominiums, as shown in Master Deed of record in Instrument No. 20050621-0070831, rerecorded in Instrument No. 20050627-0073536,in the Register's Office for Davidson County, Tennessee. Also being a part of Lot 24, on plat of record in Instrument No. 20041216-0149677, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Capital Bank & Trust Company by ADCO Enterprises, Inc. by Special Warranty Deed recorded on June 23, 2004 and of record in Instrument No. 20040623-0074553, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 2715A Gear Street, Nashville, TN 37216.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they 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 "Grantor" does further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," their successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 29th day of June, 2005.

Capital Bank & Trust Company

By: _____
Jesse Joyce
Its: Loan Collection Specialist

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Jesse Joyce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Loan Collection Specialist of Capital Bank & Trust Company, the within named bargainor, and that he in such capacity, and on behalf of Capital Bank & Trust Company, executed the foregoing instrument for the purpose therein contained, by signing the name of Capital Bank & Trust Company by himself as Loan Collection Specialist.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of June, 2005.

JODEAN M. KING
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 7/19/08

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