Davidson County DEEDWARR
Recvd: 11/15/05 11:19 2 pgs
Fees:13.00 Taxes:407.00
20051115-0137932

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:		SEND TAX BILLS TO:	
Name	**Masresha Ejigu**	Name	**New Owner**
Address	**5170 Hickory Hollow Parkway #2**	Address	
City/State/Zip	**Antioch, TN 37013**	City/State/Zip	

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00),** cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

James Castro and Giovanna Castro, Husband and Wife ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Masresha Ejigu, An Unmarried Man ("Grantee")** its successors and assigns, all its right, title and interest in and to property located in **DAVIDSON** County, State of **TENNESSEE,** more particularly described as follows:

Land in Davidson County, Tennessee being Unit No. 103 on the Plan of Phase II, Mill Park (formerly Hickory Hollow Townhomes) of record as Instrument No. 20000706-0066999 to which plat reference is hereby made for an exact location of said units.

Being the same property conveyed to James Castro and Giovanna Castro, Husband and Wife by Warranty Deed from York Construction, LLC dated July 16, 2002, recorded August 2, 2002, of record in Instrument No. 20020802-0092902, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: 163.05-0B-103.00

This is improved property known as: 5170 Hickory Hollow Parkway #218, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness my hand this **14th** day of **October, 2005.**

James Castro

Giovanna Castro

STATE OF TENNESSEE
COUNTY OF Williamson

PERSONALLY APPEARED before me **Kimberly A. Tomlin,** a Notary Public in and for said County and State, **James Castro and Giovanna Castro** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **14th** day of **October, 2005.**

Commission expires 6/28/2008

KIMBERLY A. TOMLIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF **Williamson**

The actual consideration or value whichever is greater, for this transfer is **$110,000.00**

Affiant Melissa D. Rogers

Subscribed and sworn to before me, this the 14th day of October, 2005.

My commission expires: 6/28/2008

Notary Public - Register

KIMBERLY A. TOMLIN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN