Davidson County DEEDWARR
Recvd: 12/13/05 10:52 2 pgs
Fees:13.00 Taxes:521.70
20051213-0149519

CARRIE B. PADGETT, UNMARRIED

TO: WARRANTY DEED

DANILO R. CASTRO and AMY R. CASTRO

This Instrument Prepared By:
Christina M. Bartee
Batson, Nolan, Brice & Williamson
105 Fifth Avenue West, Suite 201
Springfield, Tennessee 37172

THIS DEED OF REALTY, effective as of the 28th day of July, 2005, by Grantor, **CARRIE B. PADGETT, UNMARRIED**, to Grantees, **DANILO R. CASTRO and wife, AMY R. CASTRO**, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, to have and to hold to them, as tenants by the entireties, and to their heirs and assigns forever, in fee simple, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 72, on the Plan of Waterford Phase 4A, as shown on plat of record in Plat Book 7900, page 596, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description; being Map and Parcel No. 53-6-B/3.5, on the Maps of the Assessor of Property for Davidson County, Tennessee.
>
> AND BEING the same property conveyed to Carrie Padgett by Deed of record in Book 9963, Page 566, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1824 Merritt Street, Old Hickory, Tennessee 37138.

That Grantor (1) covenants that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (1) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to restrictive covenants of record in Book 8694, Page 216, Book 8699, Page 462, Book 9081, Page 63 and Book 9530, Page 185, all in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

Carrie B Padgett
CARRIE B. PADGETT

GRANTOR

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **CARRIE B. PADGETT**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 9 day of December, 2005.

My Commission Expires: 7-29-2006.

Chad Bryson
Notary Public

CHAD BRYSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Property Owners Name and Address:	Person or Entity Responsible for Payment of Property Taxes:
Danilo Castro & Amy R. Castro 1824 Merritt Street Old Hickory, TN 37138	Danilo Castro & Amy R. Castro 1824 Merritt Street Old Hickory, TN 37138

STATE OF TENNESSEE, Robertson COUNTY

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$141,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Subscribed and sworn to before me this the 12th day of December, 2005.

Christina M Bartee
Notary Public (Register of Deeds
Davidson County, Tennessee)

CHRISTINA M. BARTEE DAVIDSON COUNTY

My Commission Expires: 10/20/2009.