WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/23/06 10:00 2 pgs
Fees:13.00 Taxes:499.50

20060223-0021068

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Maggie Grinter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2006.

Notary Public: ~~Patricia Nichelle~~

MY COMMISSION EXPIRES: ~~01/24/09~~ 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ricardo A. Carrillo	SunTrust Mortgage, Inc.	Map 134
4807 Towry Drive	201 Fourth Avenue/7th Floor	Group 13
Nashville, TN 37211	Nashville, TN 37230-5110	Parcel 150

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

Sammie Eugene Grinter and wife, Maggie L. Grinter

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Ricardo A. Carrillo and wife, Reina Carillo

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. 235 on the Plan of Kenilworth Estates, Section Four, as of record in Book 3300, pages 34, 35 and 36, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3316, page 339, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3300, Page 34-36, said Register's Office.

BEING the same property conveyed to Sammie Eugene Grinter and wife, Maggie L. Grinter by deed from Dorothy J. Sadler, as single person, of record in Book 5303, page 393, dated June 23, 1978, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4807 Towry Drive, Nashville, TN 37211

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 hands this 17th day of February, 2006.

Sammie Eugene Grinter
Sammie Eugene Grinter

Maggie L. Grinter
Maggie L. Grinter

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sammie Eugene Grinter & Maggie L. Grinter, 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 and official seal at Brentwood, Tennessee, this 17th day of February 2006.

My Commission Expires: ~~01/24/09~~
3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.