03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $95,500.00

Affiant

Subscribed and sworn to before me, this 3rd day of March, 2006.

Notary Public
My commission expires: 02/22/09

03-0601-33348

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Norma Facio de Merrill 5725 Brentwood Meadow Circle Brentwood, TN 37027	New Owner	72-14-0-237

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Theodore Campbell, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Norma Facio de Merrill and Carlos Antonio Rubino-Guillen, hereinafter called the Grantees, their successors 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. 69, on the Plan of Dr. E.T. Brown's Subdivision of Lots 21 to 26 Brownsville Addition, of record in Book 332, Page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Theodore Campbell, unmarried by deed from Edna Staten, unmarried, dated March 28, 2002, of record in Instrument No. 20020405-0041914, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1517 Douglas Avenue, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 03/09/06 13:41 2 pgs
Fees:13.00 Taxes:353.35
20060309-0027687

WITNESS my hand this 3rd day of March, 2006.

Theodore Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Theodore Campbell and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 3rd day of March, 2006.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

