20B

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

DORIS COLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

06-0128

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $190,000.00 .

Affiant

Subscribed and sworn to before me this 17th day of March, 2006.

Notary Public
My Commission Expires ~~04/22/09~~ 9/21/09

Address of New Owner:	Send Tax Bills to:	Tax Information:
Maria Gonzalez	Same As New Owner	42-7
506 Nesbitt Lane		19.00
Madison, TN 37115		

WARRANTY DEED

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 **Wendy Westbrook Kinkead and husband, Timothy S. Kinkead**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Maria Gonzalez***, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

*and husband, JORGE GONZALEZ

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Castle Grove, Section II, of record in Book 2900, Page 102, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wendy Westbrook Kinkead and husband, Timothy S. Kinkead by deed from W. Wade Smith, Trustee of the Nesbitt Lane Trust under Separate Trust Agreement, dated August 21, 1996, recorded in Book 10166, Page 474, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **506 Nesbitt Lane, Madison, TN 37115.**

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.

Davidson County DEEDWARR
Recvd: 03/22/06 12:06 2 pgs
Fees:13.00 Taxes:703.00

20060322-0032697

Witness our hands this 17th day of March, 2006.

Wendy Westbrook Kinkead

Timothy S. Kinkead

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Wendy Westbrook Kinkead and husband, Timothy S. Kinkead**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 17th day of March, 2006.

Notary Public

My Commission Expires: 04/22/09

LARRY N WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN