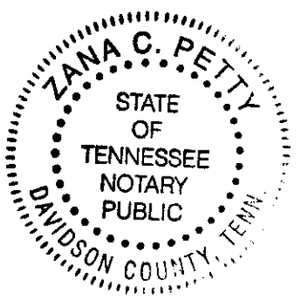
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2006

_____
Notary Public:

MY COMMISSION EXPIRES: 1.27.07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Matthew Cruz	CTX Mortgage	Map 75
150 Brooke Castle Dr.	801 94th Ave. N #100	Group 8-0-A
Hermitage, TN 37076	St. Petersburg, FL 33702	Parcel 50 CO

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

Ralph J. Marrison

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

Matthew Cruz and wife, Francine Cruz

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:

BEING Condominium Unit No. 150 in a Horizontal Property Regime as shown on the condominium Plat of Brooke Castle Condominiums, of record in Book 6250, Page 627, as amended by Surveyor's Certificate of Correction of record in Book 6680, Page 905, and re-recorded in Book 6727, Page 762, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete identification and description of such unit.

Being the same property conveyed to Ralph J. Marrison, unmarried, by Quitclaim Deed from John W. Marrison, unmarried, of record in Instrument 199912150303532, said Register's Office. See also deed of record in Book 11075, Page 489, said Register's Office.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Book 6519, Page 747, and Book 6519, Page 768, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 627, and amended in Book 6680, Page 905, and re-recorded in Book 6727, Page 762, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

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 150 Brooke Castle Dr., Hermitage, TN 37076

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 my hand this 26th day of April, 2006.

_____
Ralph J. Marrison

Davidson County DEEDWARR
Recvd: 05/15/06 12:35 2 pgs
Fees:13.00 Taxes:229.40



20060515-0056723

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 Ralph J. Marrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of April, 2006.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.