PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 06/13/06 14:50 2 pgs
Fees:13.00 Taxes:590.15
20060613-0070347

W & I Ref:(_____) Title No: 47841
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cara Hudson 5406 Oakmont Circle Nashville, Tennessee 37209	Pinnacle National Bank 211 Commerce St., Ste 300 Nashville, TN 37201

TAX MAP-PARCEL NUMBERS: 10307005000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$159,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peter Castro and spouse, Amy Castro**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cara Hudson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Section One, Richland Meadows of record in Book 2083, page 40 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Peter Castro and wife, Amy Castro by deed from Joe Allen Delmar and wife, JoAnn Delmar of record in Doc. No. 20020410-0044624, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2083 Page 40, said Register's Office, which Plan shows a 30 foot minimum building setback line from Oakmont Circle and a 10 foot easement for public utility purposes along the rear line(s). And a 2.5 x 20 foot utility anchor easement located on the northwesterly front corner of said lot. And Easement for the flow of Richland Creek over so much of the premises as may lie therein. Restrictions of record in Book 2152, page 121, Book 2195, page 256, said Register's Office.

This is improved property, known as: 5406 Oakmont Circle, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of June, 2006.

Peter Castro

Amy Castro

State of TENNESSEE

County of DAVIDSON

On this 9th day of June, 2006 , before me the undersigned authority, personally appeared Peter Castro and Amy Castro , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $159,500.00.

Affiant

Sworn and subscribed before me this 9th day of June, 2006

PAMELA AUTRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

My Commission Expires: 12/14/09