This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
5110 Maryland Way, Ste. 320
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/06/06 13:03 3 pgs
Fees:18.00 Taxes:421.80
20060706-0080949

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kenneth Allen McCaskill and wife, Marilisa McCaskill** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Allan Pineda, a married man,** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED LEGAL EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 29 day of June, 2006.

Kenneth A McCaskill
Kenneth Allen McCaskill

Marilisa McCaskill

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Kenneth Allen McCaskill and Marilisa McCaskill** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 29 day of June, 2006

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$114,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 28 day of June, 2006.

Notary Public

My Commission Expires:_____

Map and Parcel: 165-14-43.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:

Allan Pineda
117 Blue Willow Ct.
Antioch, TN 37013

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 29, 2009

Exhibit "A"

A certain tract or parcel of land in Davidson County, State Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Peppertree Forest Subdivison, Section 3, recorded in Book 7900, page 249, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenneth Allen McCaskill, by Quitclaim Deed from Thomas Allen McCaskill dated 09/08/98, and recorded 10/09/98 in Book 11151, page 643, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Thomas McCaskill, a single person and Kenneth McCaskill, a single person, by Warranty Deed from Michael L. Helton and wife, Teresa A. Helton dated 09/30/97 and recorded 10/06/97 in Book 10635, page 35, Register's Office for Davidson County, Tennessee.