WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 2006

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/07/06 08:31 2 pgs
Fees:13.00 Taxes:517.63
20060707-0081373

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Crystal Gail Castellanos (NAME)	New Century Mortgage Corporation (NAME)	MAP 052-02
329 Hillcrest Drive (ADDRESS)	3109 W. Martin Luther King Blvd. (ADDRESS)	PARCEL 231.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Tampa, FL 33607 (CITY) (STATE) (ZIP)	

FOR AND 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, Heather N. Finney, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Crystal Gail Castellanos, Married and husband Genaro Lopez Castellanos

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:

LAND in the 11th Civil District of Davidson County, Tennessee, and being known as Lot No. 14 on the unrecorded Map know as Rainbor Terrace Subdivision, Section IV, at Madison, Tennessee, described as follows:

Beginning at a point in the East margin of Hillcrest Drive at the corner of Lots Nos. 14 and 15; thence with the line between said lots Easterly 381.4 feet to a point; thence Southerly 145.4 feet to the North margin of Cheryl Avenue; thence with the margin of the same, Westerly 349.8 feet to the beginning of a curve; thence around said curve, Northwesterly 38.5 feet to the Easterly margin of Hillcrest Drive; thence with the margin of the same Northerly 110 feet to the point of beginning. (erroneously stated in Instrument No. 20020827-0103475 Book 10178, Page 896, Book 5573, Page 742, as Lot No. 14 on the Plan of Rainbow Terrace, Section 4 (not of record), last described in Book 2240, Page 573,(should be Book 3436, Page 563) Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description).

Being the same property conveyed to Heather N. Finney, Unmarried by Warranty Deed dated August 23, 2002, from Phillip Bryan Sanders and wife, Melissa Ann Sanders, of record by Instrument No. 20020827-0103475 in the Register's Office

CONTINUED

unimproved ( )
This is improved (X) property, known as 329 Hillcrest Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 27th day of June, 2006

Heather N. Finney
By: Heather N. Finney By: Mark Chapman
Mark Chapman, Attorney-in-fact

LEGAL DESCRIPTION CONTINUATION:

for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

Mark Chapman executes this instrument as Attorney-in-Fact on behalf of Heather N. Finney pursuant to the Specific Power of Attorney of record by Instrument No. 20060707-0081372 **in the Register's Office for Davidson County, Tennessee.**

Heather N. Finney being one and the same person as Heather Finney.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 27th day of June, 2006, the undersigned, a Notary Public in and for said County and State, personally appeared MARK CHAPMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of HEATHER N. FINNEY as her Attorney-In-Fact, and who acknowledged that he as the Attorney-in-fact executed the same as the free act and deed of the said HEATHER N. FINNEY.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 27th day of June, 2006.

Mary Birthright
Notary Public

My Commission Expires: 11-24-07

MARY BIRTHRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.