Davidson County DEEDWARR
Recvd: 08/09/06 10:51 2 pgs
Fees:13.00 Taxes:601.25

20060809-0097901

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 4th day of August, 2006 by and between **Steven Ezell**, hereinafter referred to as GRANTOR, and **Angel Urbina and wife, Ruth E. Castrodad**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Hermitage, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 1 on the Plan of Greer Meadows at Cedar Creek, Section 3, Phase 1, of record in Instrument No. 20010920-0101748, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

The Following Conveyance May be Subject to the Following:

1.) By-Laws of record in Instrument 20020606-0069062.

2.) Stormwater Detention Agreement of record in Instrument 20010205-0119474.

3.) Lease Agreement of record in Instrument 20030814-0117195.

Being the same property conveyed to Steven Ezell by Warranty Deed from Capitol Homes, Inc., a Tennessee Corporation dated August 13, 2003 and recorded August 14, 2003 of record in Instrument Number 20030814-0117194, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **404 Scotts Creek Trail, Hermitage, TN 37076**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Steven Ezell

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Steven Ezell, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 4th day of August, 2006.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 22, 2009

CARRIE HUGHES STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Name and Address of Property Owner:
Angel Urbina and Ruth E. Castrodad
404 Scotts Creek Trail, Hermitage, TN 37076

Send Tax Statements to:
Loancity
3071 Santa Teresa Blvd. Suite 100
San Jose, CA 95123

Map & Parcel 075.12-0A-100.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $162,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 4th day of August, 2006.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

26-1-346