BOX 13
11923

Davidson County DEEDWARR
Recvd: 08/23/06 11:46 2 pgs
Fees:13.00 Taxes:469.90
20060823-0103883

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Rafael Ramirez Castro, unmarried
2629 Woodberry Drive
Nashville, TN 37214

MORTGAGEE
Greenpoint Mortgage Funding, Inc.
5032 Parkway Plaza Blvd
Charlotte, NC. 28217

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
096-05-0-153.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Norbert Bond, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Rafael Ramirez Castro, unmarried,** 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 Davidson County, Tennessee, being Lot No. 188 on the Plan of Woodberry Park, as of record in Book 2144, page 117, Register's Office for said County.

Said Lot fronts at a point in the southerly margin of Woodberry Drive at the common corner of Lots 188 and 189; thence with said line southwardly 113 feet to a point; thence 114.7 feet westwardly to a point; thence northwardly with the easterly margin of Sonoco Drive 114.3 feet to the beginning of a curve; thence with said curve northeastwardley 39.3 feet to a point; thence with the southerly margin of Woodberry Drive 99.00 feet to the point of beginning.

Being the same property conveyed to Norbert Bond by deed from Rose Trimble Drake by deed of record in Book 9311, page 274, Register's Office for Davidson County, Tennessee.

The spouse of Norbert Bond is not required to sign on said transaction since the property being conveyed is not the marital residence.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 2297, Page 194; easements, covenants and conditions as shown on the plan of record in Plat Book 2133, Page 117, Register's Office, Davidson, County, Tennessee.

Property taxes for the current year have been agreed to by the parties and will be paid for by the Grantees.

This is improved property known as **2629 Woodberry Drive Nashville, TN 37214.**

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 our hands this 2nd day of August, 2006.

Norbert Bond

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Norbert Bond, married, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of August, 2006.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12.15.07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is **$127,000.00**.

AFFIANT

Subscribed and sworn to before me this 2nd day of August, 2006.

NOTARY PUBLIC

My Commission Expires: 7-25-09

Heidi Jo Clayton Notary Public My Comm. Exp. 07/25/09 State Of TENNESSEE Davidson County