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Realty Title
Box 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/27/06 14:15 2 pgs
Fees:13.00 Taxes:795.13
20060927-0119694

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $214,900.00

Rachelle Caudell
Affiant

Subscribed and sworn to before me this 15th **day of September, 2006.**

Karen Colbert
Notary Public
My commission expires: 7/24/2010

DAVIDSON COUNTY KAREN COLBERT STATE OF TENNESSEE NOTARY PUBLIC

Address of New Owner:	**Send Tax Bills to:**	**Tax-Information**
Alberto G. Delgado	CTX Mortgage Company, LLC	126-15-0-A-243.00
8221 Canoe Court Nashville TN 37221	801-94th Avenue North St Petersburg, FL 33702	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **B & B Investment Properties of Brentwood**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Alberto G. Delgado and wife, Violeta M. Sanchez**, hereinafter called the Grantees, their successors 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. 221, on the Plan of Section Five, Boone Trace At Biltmore, of record in Instrument No. 20000622-0062086, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to B and B Investment Properties of Brentwood by Trustee's Deed from Chris Gray, Co-Trustee, of record in Instrument No. 20060504-0051953, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 8221 Canoe Court, Nashville, TN 37221

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, successors and assigns, forever. Grantor covenants with Grantees 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 does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of September, 2006.

B & B Investment Properties of Brentwood

By: Roy C Brown

its PARTNER

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Roger C. Brower, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Partner of B & B Investment Properties of Brentwood, the within named bargainor, and that he is authorized by B & B Investment Properties of Brentwood to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 15th day of September, 2006.

Karen Colbert

Karen Colbert
State of Tennessee at Large

My Commission expires: 7-24-2010

