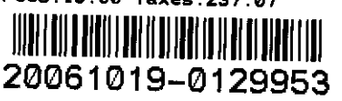
THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03306

Davidson County DEEDWARR
Recvd: 10/19/06 13:02 2 pgs
Fees:13.00 Taxes:237.07



20061019-0129953

Property Address:
150 Brooke Castle Drive, Hermitage, TN 37076 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Matthew Cruz, and wife, Francine Cruz**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Reshetta Roberts, unmarried,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Condominium Unit No. 150 in a Horizontal Property Regime as shown on the condominium Plat of Brooke Castle Condominiums, of record in Book 6250, Page 627; and as amended by Surveyor's Certificate of Correction of record in Book 6680, Page 905, and re-recorded in Book 6727, Page 762, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Ralph J. Marrison, dated April 26, 2006, and recorded May 15, 2006, in the Register's Office for Davidson County, Tennessee, Instrument Number 200605150056723.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 25th day of September, 2006.

_____ {Seal}
Matthew Cruz

_____ {Seal}
Francine Cruz

State of TENNESSEE
County of DAVIDSON

On this the 25th day of September, 2006, before me, the undersigned officer, personally appeared Matthew Cruz and Francine Cruz, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

_____
Notary Public

My Commission expires: 1/27/07

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $64,072.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 25th of September, 2006.

_____
Notary Public

My Commission expires: 1-27-07

Name of Owner and Property Address:
Reshetta Roberts
150 Brooke Castle Drive
Hermitage, TN 37076

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES

Person Or Entity Responsible For Payment Of Taxes:
Countrywide Home Loans
P.O. Box 961206
Fort Worth, TX 76161

Tax Parcel ID#: 075-08-0-A-050.00-CO