Davidson County DEEDWARR
Recvd: 11/06/06 14:37 2 pgs
Fees:13.00 Taxes:610.50

20061106-0138048

WARRANTY DEED

P-06-2357

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Liz Kemp
Affiant

Subscribed and sworn to before me, this 29th DAY OF September, 2006.

Connie Hooper
Notary Public

MY COMMISSION EXPIRES: 2-24-09
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC HOOPER HEREFORD COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian N. Gaskins	Bay Capital Corp. (NAME)	
2357 Revere Place (ADDRESS)	10811 Red Run Blvd. Ste 200 (ADDRESS)	84-15-135
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Owings Mills, MD 21117 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHERYL F. LESHER, NKA CHERYL LUNA, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BRIAN N. GASKINS AND SANDRA S. GASKINS, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING Lot No. 25, on the Plan of Castlewood Estates, Section I, of record in Book 2331, Page 72, 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 Cheryl F. Lesher (now being) Luna, by deed from Paul W. Smith and wife, Annie Laura Smith, of record in Book 11768, Page 812, Register's Office for Davidson County, Tennessee, dated December 2, 1999, and filed for record on December 3, 1999.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Herbert Luna joins in the conveyance of this property for the purpose of conveying any interest he may have in said property, particularly marital interest.

unimproved ( )
This is improved (X) property, known as 2357 Revere Place, Nashville, Tennessee 37214
(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/our hand(s) this 29th day of September, 2006.

Cheryl F. Lesher - Luna

Herbert Luna

STATE OF Tennessee

COUNTY OF Davidson

I, the undersigned, a Notary Public of the County and State first above written, do hereby certify that Cheryl L. Luna* personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

*and husband Herbert Luna

Witness my hand and official seal, this the 29th day of September, 2006.

Notary Public

My Commission Expires: 2-24-09

(SEAL)

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800