Davidson County DEEDWARR
Recvd: 07/03/07 08:31 2 pgs
Fees:13.00 Taxes:370.00

20070703-0079143

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: JAN 26, 2008

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$100,000.00
| Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 29 DAY OF June, 2007.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gabriela Anguiano & Francisco J. Castillo 5013 Greer Station Drive Hermitage, TN 37076	Bank Of America 900 W Trade Street Charlotte, NC 28255-0001	Map 75.12 Group A Parcel 66

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Betty L. Brookie, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Gabriela Anguiano and Francisco J. Castillo, wife and husband

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. 76 ON THE PLAN OF GREER MEADOWS AT CEDAR CREEK, AS OF RECORD IN BOOK 7900, PAGE 115, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DETAILED DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO BETTY L. BROOKIE BY DEED FROM NANCY L. DUFF, DATED SEPTEMBER 12, 1997, AND OF RECORD IN BOOK 10610, PAGE 91, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as contained in Plat Book 7900, Page 115, Register's Office for Davidson County, Tennessee.
4) Property is subject to Greer Meadows at Cedar Creek, Section One, a Planned Unit Development, Charter of record in Book 8060, Page 680, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 8060, Page 685, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 8060, Page 692, amended in Book 8239, Page 649, said Register's Office.
5) Property is subject to easement for Common Areas to Greer Meadows H.O.A. Book 8060, Page 714, said Register's Office.

This is improved property known as: 5013 Greer Station Drive, Hermitage, TN 37076
(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 hand(s) this 29th day of June, 2007.

Betty L Brookie
Betty L. Brookie

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Betty L. Brookie, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2007.

Donna C. Pierce
NOTARY PUBLIC

My Commission Expires:

DONNA C. PIERCE
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXPIRES:
JAN 28, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076