Prepared by:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South
Dickson, TN 37055

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $68,900.00

Affiant

Subscribed and sworn to before me this 29th day of June, 2007.

Notary Public
My commission expires: 11/14/09

DE. LISA G. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

Address of New Owner:	Send Tax Bills to:	Tax-Information
Paula B. Rucker	Baptist Hospital Credit Union	075-08-0-A 071.00CO
172 Brooke Castle Drive	2010 Church Street, Rm. 204	
Hermitage TN 37076	Nashville, TN 37203	

Davidson County DEEDWARR
Recvd: 07/11/07 11:09 2 pgs
Fees:13.00 Taxes:254.93
20070711-0082573

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, **M.G.C. Enterprises, LLC**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Paula B. Rucker**, 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 Unit No. 172 in a Horizontal Property Regime as shown on the Condominium Plan of Brook Castle Condominiums, of record in Book 6250, Page 627, as corrected in Book 6680, Page 905, re-recorded in Book 6727, Page 762, as described in Master Deed and By-Laws for Brook Castle Condominiums of record in Book 6519, Page 747, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Emmett Gibbs and wife, Gladys Gibbs by deed from Elizabeth Ann Wilburn, dated November 4, 2002, recorded November 21, 2002, of record in Instrument No. 20021121-0144575, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Matthew G. Costarakis II, a married man by deed from Gladys Gibbs, a widow, dated December 19, 2006, recorded December 29, 2006, of record in Instrument No. 20061229-0160948, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to M.G.C. Enterprises, LLC by Quitclaim Deed from Matthew G. Costarakis, II, married, dated December 19, 2006, recorded December 29, 2006, of record in Instrument No. 20061229-0160950, 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 172 Brooke Castle Drive, Hermitage, TN 37076

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 29 day of June, 2007.

M.G.C. Enterprises, LLC

By: _____
Matthew Costarakis, II
its Member

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Matthew Costarakis, II, 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 a Member of M.G.C. Enterprises, LLC, the within named bargainor, and that he is authorized by M.G.C. Enterprises, LLC to execute this instrument on its behalf.

Witness my hand in Hermitage, TN, this 29th day of June, 2007.

Lisa G. Rainey
Notary Public

My Commission expires

LISA G. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009