Davidson County DEEDWARR
Recvd: 07/16/07 15:34 2 pgs
Fees:13.00 Taxes:684.50

20070716-0084662

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES: 7.21.07
(AFFIX SEAL)

WARRANTY DEED

B-KW-07-5144

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Castillo	Wall Street Mtg (NAME)	
5144, 5146, 5148 & 5150 Linbar, Drive (ADDRESS)	1111 Marcus Av (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Lake Success NY 11042 (CITY) (STATE) (ZIP)	148-2-107

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID SCOTT BAILY AND ANTOINETTE BAILY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD CASTILLO AND ANNIE CASTILLO, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 13, RESUBDIVISION OF RESERVE PARCEL "B" CENTURY CENTER PARK, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 422, AMENDED IN BOOK 5800, PAGE 94 IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO DAVID SCOTT BAILY AND WIFE, ANTOINETTE BAILY BY WARRANTY DEED FROM JOSEPH A. DAUGHERTY AND ANDREW J. SHOOKHOFF, RECORDED ON THE 6TH DAY OF NOVEMBER, 2001 IN INSTRUMENT NO. 20011106-0121509, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 5200, PAGE 422; BOOK 5800, PAGE 94, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 5144, 5146, 5148 & 5150 Linbar, Drive, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 11th day of July, 2007.

David Scott Baily

Antoinette Baily

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Scott Baily and Antoinette Baily, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of July, 2007.

Notary Public

My Commission Expires:

(SEAL)

NOTARY
ADAM LaFEVOR
Comm Exp 11/22/2008
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903