Record & return to:

Bosch Title, LLC
5252 Hickory Hollow Parkway,
Suite 1015
Antioch, Tennessee 37013

Davidson County DEEDWARR
Recvd: 07/25/07 10:30 2 pgs
Fees:13.00 Taxes:595.70

20070725-0088110

WARRANTY DEED

KIEL BOSCHELE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF JUNE, 2007.

NOTARY PUBLIC

My commission expires: My Commission Expires: December 12, 2010

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 1800 Galleria Blvd., Suite #1390, Franklin, Tennessee 37067

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSE CASTILLO et al 106 Sanitarium Drive Madison, Tennessee 37115	Same as new owner	MAP 52.07 PARCEL 103.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY ONE THOUSAND AND NO/100 ($161,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **ERIC T. BERGER and wife, LISA J. BERGER,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **JOSE CASTILLO and J. EDUVIGES ALCALA, as tenants in common,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in the Ninth (9th) Councilmanic District, Davidson County, Tennessee and described according to a survey by R.L. Montoya Surveying, Inc., Job No. 00-03-37, as follows:

BEGINNING at an iron rod in the East margin of Sanitarium Road, said point being the Northwest corner of Parcel No. 104, and the Southwest corner of this described parcel; Thence, with the East margin of the said road along a curve to the right, with the following characteristics; Radius of 660.37 feet, Delta of 12 degrees 05 minutes 12 seconds, a Tangent of 69.91 feet, a length of 129.31 feet, a chord of North 33 degrees 36 minutes 38 seconds East 139.05 feet to an iron rod, said point being the Southwest corner of Parcel No. 102, the Northwest corner of this described tract; Thence, leaving the East margin along a common line of parcels No.'s 102 and 103, South 33 degrees 37 minutes 29 seconds West 197.30 feet to an iron rod; Thence, along the East line of this tract, South 53 degrees 09 minutes 37 seconds West 98.30 feet to an iron rod, said point being the Northeast corner of Parcel No. 104, the Southeast corner of this parcel; Thence, along said South 45 degrees 39 minutes 51 seconds West 192.44 feet to the point of beginning, containing 23,327.86 feet, 0.54 acres more or less.

Being the same property conveyed to Eric T. Berger and Lisa J. Berger by Warranty Deed from Kentucky-Tennessee Conference Association of Seventh-Day Adventists, Inc., a Tennessee Religious Non-Profit Corporation, dated April

E.B. (4B)

OEA

MC JC

7, 2000 and filed for record on April 7, 2000, of record in Instrument No. 20000407-0035100, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 106 Sanitarium Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2007 property taxes, which taxes have been prorated between the parties and are not yet due or payable, but which will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 8th day of June, 2007.

ERIC T. BERGER

LISA J. BERGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, **Eric T. Berger and Lisa J. Berger**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 8th day of June, 2007.

Notary Public

My commission expires: _____

My Commission Expires: December 12, 2010

KIEL BOSCHELE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

JEA MC