PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

20B

Davidson County DEEDWARR
Recvd: 08/03/07 11:13 2 pgs
Fees:13.00 Taxes:505.05
20070803-0092549

DORIS COLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00
Maxine Weaver
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 2007.
Doris Coley
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9/21/09
(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
Stephen M. Kilgore 1005 Berwick Trail Madison, TN 37115	MORTGAGEIT, INC. 33 MAIDEN LANE NEW YORK, NY 10038	Map 52.11 Parcel 5

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,

Jose Encalada and wife, Elvia Encalada

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

Stephen M. Kilgore, a single man

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. 48 ON THE MAP OF MADISON HEIGHTS SUBDIVISION SECTION 2, AS OF RECORD IN BOOK 2133, PAGE 83, REGISTER'S OFFICE FOR DAIVDSON COUNTY, TENNESSEE.

SAID LOT NO. 43 FRONTS 190 FEET ON THE NORTHERLY SIDE OF BERWICK TRAIL AND RUNS BACK BETWEEN LINES 211.95 FEET ON THE EASTERLY LINE AND 216.1 FEET ON THE WESTERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 190.05 FEET.

BEING THE SAME PROPERTY CONVEYED TO JOSE ENCALADA AND ELVIA ENCALADA BY DEED FROM SANDRA FAY LIFSEY, DATED FEBRUARY 28,2005, AND OF RECORD IN INSTRUMENT NUMBER 20050307-0024861, 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 2133, Page 83, Register's Office for Davidson County, Tennessee.
4) Property is subject to Restrictive Covenants contained in Book 2241, Page 209, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1005 Berwick Trail, Madison, TN 37115
(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 our hand(s) this 1st day of August, 2007.

Jose Encalada
Jose Encalada

Elvia Encalada
Elvia Encalada

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jose Encalada and wife, Elvia Encalada, with whom I am personally acquainted, (or who 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, at office, this 1st. day of August, 2007.

Donna C. Piona
NOTARY PUBLIC

My Commission Expires: 1/26/08

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

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STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076