Davidson County DEEDWARR
Recvd: 09/12/07 09:14 2 pgs
Fees:13.00 Taxes:291.93

20070912-0109214

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $78,900.00

Affiant

Subscribed and sworn to before me, this 22nd day of August, 2007.

Notary Public Johnna L. Smith
My commission expires: 09/22/07

JOHNNA L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

05-0708-63785

Address of New Owner:	Send Tax Bills to:	Tax Information
Luis David Caratachea 328 E. Due West Avenue Madison TN 37115	New Owner	51-12-0-079

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, **Terry Booker, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Luis David Caratachea, married**, 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 the 11th Civil District of Davidson County, Tennessee, being Lot No. 13, of the unrecorded Plan of Core Subdivision, to which plan reference is hereby made for a more complete description, and described according to a copy of survey thereof made in April 1946, by Anderson and Chee Surveyors, as follows:

Beginning at a point in the south margin of Due West Avenue at the corner of Lots No. 13 and No. 14; thence with the line between said lots, southerly 150 feet to a point; a corner of Lot No. 17; thence with the line between Lots No. 13 and No. 17, westerly 75 feet to a corner of Lot No. 12; thence with the line between Lots No. 12 and No. 13, northerly 150 feet to the south margin of Due West Avenue; thence with the margin of the same, easterly 75 feet to the point of beginning.

Being the same property conveyed to Terry Booker, an unmarried person by deed from Lloyd W. Pate and wife, Clenna Y. Pate, dated January 16, 2001, recorded January 24, 2001, of record in Instrument No. 20010124-0007147, Register's Office for Davidson County, Tennessee.

Maylyn Booker, wife of Terry Booker, joins in the execution of this instrument to convey her marital interest, if any, in the subject property.

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 328 Due West Avenue, Madison, TN 37115

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our 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 22nd day of August, 2007.

Terry Booker

Maylyn Booker

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Terry Booker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 22nd day of August, 2007.

Notary Public
State of Tennessee at Large

My Commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

Please Record and Return To:
Highland Title, LLC
394 West Main, B-14
Hendersonville, TN 37075

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Maylyn Booker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 22nd day of August, 2007

State of Tennessee at Large

My commission Expires: 05/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010