Davidson County DEEDWARR
Recvd: 09/28/07 10:17 2 pgs
Fees:13.00 Taxes:610.13
20070928-0115686

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Tucker Caton
Dora Caton
2709 Brunswick Drive
Nashville, TN 37207

SEND TAX BILL:
Guaranty Trust Co.
316 Robert Rose Dr.
Murfreesboro, TN 37129

MORTGAGEE:

MAP AND PARCEL:
Map 60-16
Parcel 28

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **AGUSTIN AMBRIZ, married**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **TUCKER CATON, unmarried and DORA CATON, married, as joint tenants with the right of survivorship**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 22, as shown on the map entitled Map of Capitol View Subdivision, of record as Book 974, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to AGUSTIN AMBRIZ, by deed from TENNESSEE EQUITY HOLDINGS, INC., of record as Instrument No. 20070813-0096463, dated June 21, 2007, said Register's Office.
>
> This is not now nor has it ever been the primary residence of the Grantor herein.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 2709 Brunswick Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and

forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 26th day of September, 2007.

Agustin Ambriz.
AGUSTIN AMBRIZ

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared AGUSTIN AMBRIZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 26th day of September, 2007.

Notary Public

My Commission Expires: 09/25/2010

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $164,900.00.

AFFIANT

Subscribed and sworn to before me
this 26th day of September, 2007.

NOTARY PUBLIC

My Commission Expires: 1-20-09

MARILYN PAINTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY