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

Prepared by:
Security Title & Escrow Co., LLC
5228 N. Main St., Ste B-6
Spring Hill, TN 37174

BILL GARRETT, Davidson County
Trans:T20090046159 DEEDWARR
Recvd: 07/09/09 13:55 2 pgs
Fees:13.00 Taxes:832.50
20090709-0064185

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **German Augusto Castro and wife, Margarita Cabrera Castro** FIRSTPARTY, which expression shall include heirs, assigns and personal representatives, and **Daniel R. Shipp and wife, Laura Shipp** SECONDPARTY, which expression shall include heirs, assigns, and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Land located in Davidson County Tennessee and being Lot 121 on the plan of Holt Woods, Section Six, as shown on plat of record in Plat Book 9700, Page 11, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to German Augusto Castro and wife, Margarita Cabrera Castro by deed dated December 30, 1999 as shown of record in Book 11766, Page 478, Register's Office of Davidson County, Tennessee.

Map & Parcel 172150A08300CO

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Davidson County, Register of Deeds Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 2 day of July, 2009.

German Augusto Castro

Margarita Cabrera Castro

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, **German Augusto Castro and wife, Margarita Cabrera Castro** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 2 day of July, 2009.

Notary Public

My commission expires: 5/23/2010

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$225,000.00.**

Affiant

Subscribed and sworn to me, this 2 day of July, 2009.

Notary Public

My Commission expires: 5/23/2010

NEW PROPERTY OWNERS:
DANIEL H. SHIPP
167 HOLT HILLS RD.
NASHVILLE TN 37211

PERSON RESPONSIBLE FOR TAXES:
SAME