return to:

REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090053484 DEEDWARR
Recvd: 08/06/09 09:42 3 pgs
Fees:18.00 Taxes:603.10
20090806-0073748

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $163,000.00

Affiant

Subscribed and sworn to before me, this 10th day of July, 2009

Notary Public

My commission expires: 11-22-2010

BONNIE J. CURRY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 East Main Street
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dionis Castillo and Luciano Sanchez	New Owner	151090A13800CO
6420 Paddington Way		
Antioch TN 37013		

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 ACKNOWLEDGE, WE,

Property Acquisitions, Inc and Earl Perkins, an unmarried man and Lynda Vasquez, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dionis Castillo and husband Luciano Sanchez

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:

Lot 138, PHASE 1, SECTION 2, PLAN OF LONG HUNTER CHASE, as shown on plat of record in Plat Book 9700, Page 638, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Property Acquisitions, Inc., Earl Perkins, an unmarried man and Lynda Vasquez, a married woman by Warranty Deed from John Lovell, Sr. and wife Erica Lovell, recorded on the 17th day of June, 2009 in Instrument No. 20090617-0056419, in the Register's Office of Davidson County, Tennessee.

Grantor, Lynda Vasquez warrants that the subject property has never been her primary residence.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2009 and subsequent years, a lien not yet due and payable.

This is improved (__X__) unimproved (____) property known as 6420 Paddington Way, Antioch TN 37013.

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 in 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 my/our hand(s) this 10th day of July, 2009.

Property Acquisitions, Inc.
By Kristina Michelle Baker, its authorized representative

STATE OF TENNESSEE)
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Kristina Michelle Baker, as authorized representative for Property Acquisitions, Inc, the within named Grantors, with whom I am personally acquainted (or 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 10th day of July, 2009.

Notary Public

My Commission Expires: 9-19-2011

MICHELLE HIGHTOWER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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 in 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 my/our hand(s) this 10th day of July, 2009.

Earl Perkins

Lynda Vasquez

STATE OF CALIFORNIA)
COUNTY OF Orange

Personally appeared before me, a Notary Public of said County and State, Earl Perkins and Lynda Vasquez, the within named Grantors, with whom I am personally acquainted (or 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 10th day of July, 2009.

Notary Public

My Commission Expires: 9/22/09

KHENG CHAO
Commission # 1695285
Notary Public - California
Orange County
My Comm. Expires Sep 22, 2010