BILL GARRETT, Davidson County
Trans:T20110006851 DEEDWARR
Recvd: 02/02/11 14:49 2 pgs
Fees:13.00 Taxes:499.50
20110202-0009449

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JANUARY, 2011.

NOTARY PUBLIC

My Commission Expires: 01/07/2013

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney, 201 Fourth Avenue North, Suite 150, Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
LUCIO P. CASTRO 221 Linda Lane Madison, TN 37115	First Community Mortgage, Inc. 275 Robert Rose Drive Murfreesboro, TN 37129	042 15 0 106.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

WAYNE KEITH WITT and wife, SHERRY GAIL WITT

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

LUCIO P. CASTRO, A MARRIED MAN

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Map of Blair Heights, Section 2, as of record in Book 2133, page 51, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William E. Witt and wife, Margaret Witt, by deed from D. C. Traylor and wife, Annie Walker Traylor, of record in Book 2696, page 161, Register's Office for Davidson County, Tennessee;

the said William E. Witt having predeceased Margaret Witt, and the said Margaret Witt having died July 29, 2009. The Will of Margaret Witt of record as Instrument No. 20090813-0076252, said Register's Office, devised the property to Wayne Keith Witt. Subject property was further conveyed from Wayne Keith Witt to Wayne Keith Witt and wife, Sherry Gail Witt, of record as Instrument No. 20090825-0079939, said Register's Office. Said Quitclaim Deed referenced Note Book 88, page 630 in its derivation clause, no reference was made to the deed book reference being Book 2696, page 161.

This improved property is known as 221 Linda Lane, 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 and assigns, forever. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 28th day of January, 2011.

Wayne Keith Witt

Sherry Gail Witt

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State Wayne Keith Witt and wife, Sherry Gail Witt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of January, 2011.

Notary Public

My commission expires:_____

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 4, 2013