BOX 15

# WARRANTY DEED

BOOK 11002 PAGE 774

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: April 22, 2001
(AFFIX SEAL)

NOTARY PUBLIC
WILLIAMSON COUNTY, TN
LARGE

**THIS INSTRUMENT WAS PREPARED BY**
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James R. Martin (NAME) | CTX Mortgage Company (NAME) | 75-12A #16 |
| 208 Scotts Creek Trail (ADDRESS) | P. O. Box 19900 (ADDRESS) | |
| Hermitage, TN 37076 (CITY) (STATE) (ZIP) | Dallas, TX 75219 (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, WE, Thomas R. Castaldo and wife, Kimberly H. Castaldo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Martin and wife, Veronica L. Martin and Anita H. Lyles, unmarried

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:

LAND in Davidson County, Tennessee, being Lot No. 16 on the Revised Plan of Cedar Creek, Phase One, as of record in Book 6900, Page 848, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Thomas R. Castaldo and wife, Kimberly H. Castaldo, by deed from Ellen M. Pompey, unmarried, of record in Book 9631, Page 95, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

04579 30
IDENTIFICATION REFERENCE
98 JUL -1 PM 4:37
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved ( X ) property, known as 208 Scotts Creek Trail, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 our hand s this 29th day of June 19 98

Thomas R. Castaldo

Thomas R. Castaldo

Kimberly H. Castaldo

Kimberly H. Castaldo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11002 PAGE 775

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas R. Castaldo and wife, Kimberly H. Castaldo

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of June, 1998.

Commission expires April 22, 2001

Notary Public

LARRY K. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

3713 07/01 0101 03CHECK 358.80

Warranty Deed from Thomas R. Castaldo and wife, Kimberly H. Castaldo, to James R. Martin and wife, Veronica L. Martin and Anita H. Lyles.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11002 PAGE 776

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | AMT | $74000.00 |
| | | | CON TX | 347.80 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | CFEE | 2.00 |
| | | | TOTAL | 358.80 |
| | | | CHECK | 358.80 |

07/01/98 01 16:37 0001 8713

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0457930

IDENTIF. & REFERENCE

98 JUL -1 PM 4:37

CLERK AND MASTER REGISTER
DAVIDSON COUNTY, TN.

No. 1314490