THIS INSTRUMENT PREPARED BY:
MURFREE, COPE, HUDSON & SCARLETT, ATTORNEYS
16 Public Square North
Murfreesboro, TN 37130
From information furnished by the parties.

Davidson County DEEDWARR
Recvd: 05/31/01 08:40 2pgs
Fees:11.00 Taxes:523.55
20010531-0056175

NAME AND ADDRESS OF NEW OWNERS:
Matthias B. Murfree IV
3000 Hillsboro Rd #64
Nashville, TN 37215

SEND TAX BILLS TO:
same

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Map 117-3
Group A
Parcel 64

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned, JOSEPH W. CASTELLI and wife, SUSAN LONG CASTELLI, have this day bargained and sold and do hereby transfer and convey unto MATTHIAS B. MURFREE IV, an unmarried person, his heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

A certain condominum apartment in Davidson County, Tennessee, described as Unit 64 in a Horizontal Property Regime which is located on the Plan of Versailles condominium of record in Book 5050, page 80, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Joseph W. Castelli and wife, Susan Long Castelli, by deed of record in Book 10497, page 455, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said MATTHIAS B. MURFREE IV, his heirs and assigns, forever.

We covenant with the said grantee that we are lawfully seized and possessed of said real estate; that we have a good and lawful right to convey the same, and that the same is unencumbered except the 2001 property taxes, which have been prorated between the parties.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the grantors to the grantee with delivery of this deed.

WITNESS OUR HANDS on this the 23rd day of May, 2001.

JOSEPH W. CASTELLI

SUSAN LONG CASTELLI

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named, JOSEPH W. CASTELLI and wife, SUSAN LONG CASTELLI, with whom I am personally acquainted and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 23rd day of May, 2001.

NOTARY PUBLIC

My commission expires: 5.5.02

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $141,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me,
on the 23rd day of May, 2001.

NOTARY PUBLIC

My commission expires: 5.5.02