File in Box No. 19 B

PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 08/15/01 13:45 3pgs
Fees:18.00 Taxes:297.85
20010815-0088293

W & I Ref: (sk) Title No: 42779
Dav. Co. File: Box 8

#01-8-5-B

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jennifer C. Kastello Michael Kastello Diane Kastello 3312 Long Blvd. Nashville, TN 37203	Franklin American MortgageCompany 501 Corporate Centre Drive, S/400 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 104-06-F-016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 80,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Merilyn H. Herbert, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer C. Kastello, an unmarried woman, and Michael Kastello and wife, Diane Kastello,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. C-4 of Condominium Plat for Longview Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, of record in Book 6200, page 95, as amended in Book 6200, page 101, and as set forth in the Master Deed of record in Book 6290, page 125, amended in Book 6359, page 510, and Book 6365, page 587, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in teh general and limited common elements of the Condominium.

BEING the same property conveyed to Merilyn H. Herbert, unmarried by deed from Charles O. Mann, unmarried of record in Book 10495, page 105, Register's Office for Davidson County, Tennessee.

William B. Herbert, spouse of Merilyn H. Herbert, joins in this conveyance soley to convey any and all marital interest he may have in the above described property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6200, Page 95, as amended in Book 6200, page 101, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6290, page 125, Book 6359, page 510, Book 6365 page 587, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters; Restrictive Covenants contained in instrument of record in Book 182, page 36, said Registers's Office.

This is improved property, known as: 3312 Long Blvd., Nashville, TN 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of August, 2001.

Merilyn H. Herbert

William B. Herbert

State of Tennessee
County of Williamson

On this _____ day of August, 2001, before me the undersigned authority, personally appeared **William B. Herbert**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

State of Tennessee
County of Williamson

On this 8th day of August, 2001, before me the undersigned authority, personally appeared **Merilyn H. Herbert**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

State of Tennessee
County of Williamson

My Commission Expires JULY 26, 2003

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 80,500.00

Affiant

Sworn and subscribed before me on the 10th day of August, 2001.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

My Commission Expires: 5/28/03

Wldoc: Deed Wty---12/92

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of August, 2001.

Merilyn H. Herbert **William B. Herbert**

State of Tennessee
County of Williamson

On this 8th day of August, 2001, before me the undersigned authority, personally appeared **William B. Herbert**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires MAR 23, 20[illegible] Notary Public

State of Tennessee
County of Williamson

On this 10th day of August, 2001, before me the undersigned authority, personally appeared **Merilyn H. Herbert**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 80,500.00