THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18924**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $112,500.00. Affiant Subscribed and sworn to before me this 26th day of APRIL, 2002. Notary Public My Commission Expires: _____ GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: Ms. Tomi O. Castle and Mr. and Mrs. Thomas L. Castle 102 Scott Avenue Nashville, TN 37206	**Send Tax Bills To:** U.S. Bank, N.A. 4801 Frederica Street Owensboro, KY 42301	**Tax Information:** MAP 83-6 PAR 294 FB 27W 4535

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, STEVEN W. POWERS AND WIFE, MARGARET A. POWERS ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to TOMI O. CASTLE AND THOMAS L. CASTLE AND WIFE, SANDRA M. CASTLE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 102 Scott Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of APRIL, 2002.

STEVEN W. POWERS

MARGARET A. POWERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, STEVEN W. POWERS AND WIFE, MARGARET A. POWERS, 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, at office, this 26th day of APRIL, 2002.

My Commission Expires: _____

Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

Davidson County DEEDWARR
Recvd: 04/30/02 12:29 2pgs
Fees:13.00 Taxes:416.25

20020430-0052827

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly 55 feet of the westerly 73 feet of Lot No. 7 and the southerly 55 feet of Lot No. 8 on the map of H. B. Blue's Subdivision of the southerly part of Lot No. 2 in Brownsville, as of record in Book 161, page 134, Register's Office for Davidson County, Tennessee.

Said parts of Lots 7 and 8 fronts 55 feet on the easterly side of Scott Avenue and runs back between parallel lines, with the northerly margin of an alley, 173 feet to an alley in the rear.

Being the same property conveyed to Steven W. Powers by Installment Deed from Georgia S. Smith, unmarried, appearing as Instrument No. 200002110014080, said Register's Office. Steven W. Powers has since conveyed his interest in said property to Steven W. Powers and wife, Margaret A. Powers by quitclaim deed of record in Instrument No. 20001025-0105706, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Easement of record in Book 6121, page 31; and (3) All matters appearing on the Plan of record in Plat Book 161, page 134, said Register's Office.