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. 19090**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $40,000.00. Timothy K. Caste Affiant Subscribed and sworn to before me, this 7th day of June, 2002. Notary Public My Commission Expires:

DONALD A. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2005

WARRANTY DEED

Address New Owner: Mr. and Mrs. Lori W. Caste 3716 Park Avenue Nashville, TN 37209	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 92-13 PAR 344 FB 11W 71345

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, RALPH E. RANSOM, WANDA CANTER, PATRICIA PHY, PRESSLEY T. RANSOM, JR. AND BILLY GENE RANSOM, HEIRS AT LAW OF ROSE ANETHA RANSOM ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to TIMOTHY K. CASTE AND WIFE, LORI W. CASTE ("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 3501 Elkins Avenue, Nashville, Tennessee 37209.

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 7th day of June, 2002.

Ralph E. Ransom
RALPH E. RANSOM

Wanda Canter
WANDA ~~CARTER~~ CANTER

Patricia Phy
PATRICIA PHY

Pressley T. Ransom Jr.
PRESSLEY T. RANSOM, JR.

Billy Gene Ransom
BILLY GENE RANSOM

Davidson County DEEDWARR
Recvd: 06/10/02 11:15 3pgs
Fees:18.00 Taxes:148.00

20020610-0070161

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, RALPH E. RANSOM, WANDA CARTER, PATRICIA PHY, PRESSLEY T. RANSOM, JR. AND BILLY GENE RANSOM, 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 7th day of June, 2002.

My Commission Expires: _____ Notary Public

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being the east part of Lot No. 112 on the Map of Hortense Place, as of record in Book 161, page 167, Register's Office for said County, and described as follows:

Beginning on the southerly margin of Elkins Avenue 50 feet easterly from the easterly margin of an alley; thence with the southerly margin of said avenue easterly 44 feet to the corner of Lots Nos. 112 and 113; thence with the line between said two lots southerly 140 feet, more or less, to the northerly margin of an alley; thence with said alley westerly 35.8 feet to a point 40 feet easterly from the easterly margin of the first mentioned alley; thence northerly 138 1/2 feet, more or less, to the beginning.

Being the same property conveyed to Pressly T. Ransom and wife, Anetha H. Ransom by deed from Jesse D. Staggs and wife, Ethel Cook Staggs of record in Book 2488, page 65, said Register's Office. Pressly T. Ransom has since died. Anetha H. Ransom has subsequently died leaving Ralph E. Ransom, Wanda Canter, Patricia Phy, Pressly T. Ransom, Jr. and Billy Gene Ransom as her only heirs-at-law as set forth in the Affidavit of record in Instrument No. 20020510-0057831, Register's Office for Davidson County, Tennessee

Pressley T. Ransom, Jr. being one and the same person as Pressly T. Ransom, Jr.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 161, page 167, said Register's Office.