BOX #14A

WARRANTY DEED

G#17064-2

Davidson County DEEDWARR
Recvd: 05/05/04 15:07 2pgs
Fees:13.00 Taxes:662.30
20040505-0051569

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$179,000.00.**

Affiant

Subscribed and sworn to before me, this the 5th day of May, 2004.

Notary Public

My commission expires: 4/10/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
CASTLE CONTRACTORS, LLC	**"NEW OWNER"**	**MAP 117-13-0-B, PARCEL 150.00co**
5214 Maryland Way, Suite 102		
Brentwood, TN 37027		

FOR AND IN 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,

TERESA B. BOLTON and husband, BRADLEY M. BOLTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CASTLE CONTRACTORS, LLC, a Tennessee limited liability company

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. 708 on the Plan of Abbottsford, Phase 2, Revision 1, a Planned Unit Development, as of record in Instrument No. 20010502-0044874, and as revised in Instrument No. 20020305-0027572, and as corrected in Instrument No. 20020828-0104512, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Teresa B. Bolton and husband, Bradley M. Bolton, by General Warranty Deed dated April 29, 2002, from Landstar Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20020502-0053881, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 6537, Page 303, and as amended and restated in Book 8106, Page 1, and further amended in Book 10458, Page 810, in Instrument No. 20010330-0030930, and supplemental in Instrument No. 20010502-0045152, and re-recorded in Instrument No. 20010514-0049648, said Register's Office; By-Laws of record in Book 8106, Page 20, and as amended in Book 8627, Page 254, and in Book 9381, Page 876, said Register's Office; Declaration of Restrictive Covenants and Easements of record in Book 6478, Page 177, and as amended in Book 6530, Page 242, said Register's Office; Joint Driveway Easements of record in Instrument No. 20030624-0086967 and in Instrument No. 20030624-0086968, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is Improved (____) Unimproved (__XX__) property, known as: **708A Overton Park, Nashville, TN 37215.**

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 convenant 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 my/our hand(s) this **5th** day of **May, 2004.**

TERESA B. BOLTON

BRADLEY M. BOLTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TERESA B. BOLTON and husband, BRADLEY M. BOLTON,** the within-named bargainors, 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 **5th** day of **May, 2004.**

Notary Public

My Commission Expires: 4/10/05

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.