Davidson County DEEDWARR
Recvd: 10/20/04 14:27 2pgs
Fees:13.00 Taxes:784.40

20041020-0126382

WARRANTY DEED

B-CCHM-04-1009

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL
Castle Contractors	AmSouth Bank	
1009 Greenwich	(NAME) 315 Deaderick	
(ADDRESS) Nashville, Tennessee 37215	(ADDRESS) Nashville, TN 37238	117-13-0-B 175.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY FRANCES RUDY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CASTLE CONTRACTORS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING A CERTAIN RESIDENTIAL BUILDING SITE IDENTIFIED AS LOT NO. 1009, ON THE PLAT OF ABBOTTSFORD - PHASE II, OF RECORD IN INSTRUMENT NO. 2001-05020044874, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO KWC LIVING TRUST, WITH JAMES R. HUNTER, TRUSTEE BY GENERAL WARRANTY DEED FROM LANDSTAR DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED THE 14TH DAY OF MAY, 2001 IN INSTRUMENT NO. 20010514-0049464, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Being the same property conveyed to Mary Frances Rudy by Quitclaim Deed as of record in Instrument# 20041020-0126380, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1009 Greenwich, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 28th day of September, 2004.

Mary Frances Rudy

STATE OF Tennessee
COUNTY OF Davidson

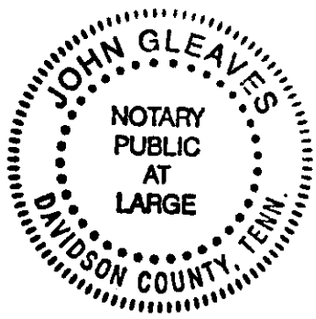
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Frances Rudy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 28th day of September, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903