WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

G-CD-04-00102

STATE OF Tennessee
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me this 30th DAY OF December, 2004.

Notary Public

Exp. 5/28/06

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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 NUMBERS
Chad Stephen Elkins	Countrywide Home Loans	
102 Scott Avenue	(NAME) 3011 Armory Drive	
(ADDRESS)	(ADDRESS)	
Davidson, Tennessee 37206	Nashville, TN 37204	83-6-294
(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 TOMI O. CASTLE AND THOMAS L. CASTLE AND WIFE , AND SANDRA M. CASTLE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHAD STEPHEN ELKINS AND WIFE, ANNE ELKINS hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

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 TOMI O. CASTLE AND THOMAS L. CASTLE AND WIFE, SANDRA M. CASTLE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM STEVEN W. POWERS AND WIFE, MARGARET A. POWERS, RECORDED THE 30TH DAY OF APRIL, 2002 IN INSTRUMENT NO. 20020430-0052827, 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 in Plat Book 161, page 134, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 102 Scott Avenue, Davidson, Tennessee 37206
(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 30th day of December, 2004.

Tomi O. Castle

Thomas L. Castle

Sandra M. Castle

Davidson County DEEDWARR
Recvd: 01/04/05 09:39 2 pgs
Fees:13.00 Taxes:610.50

20050104-0000964

STATE OF Tennessee
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tomi O. Castle and Thomas L. Castle, and Sandra M. Castle, 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 30th day of December, 2004.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903