THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23803-01-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $158,000.00. Affiant Subscribed and sworn to before me this 31st day of January, 2005. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 28 2007

WARRANTY DEED

Address New Owner: Timothy K. Caste Lori Caste 306 Greenway Avenue Nashville, TN 37205	**Send Tax Bills To:** First Horizon Home Loans P.O. Box 630148 Irving, Texas 75063	**Tax Information:** Map No.081.16-0 Parcel No. 164.00

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, **James W. Eaton and wife, Juanita L. Green-Eaton**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy K. Caste and wife, Lori 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 1401 Arthur Avenue, Nashville, TN 37208

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 the 31st day of January, 2005.

James W. Eaton

Juanita L. Green-Eaton

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James W. Eaton and wife, Juanita L. Green-Eaton**, 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 31st day of January, 2005.

Notary Public

My Commission Expires:

GERALD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 28 2007

Davidson County DEEDWARR
Recvd: 02/04/05 16:17 2 pgs
Fees:13.00 Taxes:584.60

20050204-0013603

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 113 and the northerly 20 feet of Lot No. 114 on the Plan of McGavock, Wetmore and Other's First Addition to Nashville called the "Town of McGavock" as of record in Plat Book Book 21, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to James W. Eaton and Juanita L. Green by deed dated June 4, 1998 from James Fryer of record in Book 10970, page 990, Register's Office for Davidson County, Tennessee. Juanita L. Green having since married and now being known as Juanita L. Green Eaton.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters appearing on the Plan of record as Book 21, page 23, Register's Office for Davidson County, Tennessee.