Davidson County DEEDWARR
Recvd: 06/03/05 11:41 2 pg
Fees:13.00 Taxes:556.30
20050603-0063330

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is $150,350.00. Affiant Subscribed and sworn to before me, this 2nd day of June, 2005. Notary Public My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Castle Contractors, LLC 5214 Maryland Way, Ste 102 Brentwood, TN 37027	Same	157-08-0-A 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JULIA ANN ISON**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CASTLE CONTRACTORS, LLC,** a Tennessee limited liability company, hereinafter called the Grantees, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 of 3rd Revision Middleton, a Residential Planned Unit Development, of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Eric Ison and wife, Julia Ann Ison, by Deed of Correction from George T. Hicks, Sallie Read Hicks and Julia Ann Ison, Trustee, of record in Book 7827, page 441, Register's Office for Davidson County, Tennessee. The said Eric Ison and Julia Ann Ison having since divorced and Eric Ison having conveyed all of his right, title and interest to Julia Ann Ison by Quitclaim Deed of record as Instrument No. 20050603 0063328 Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee.

3. Declaration of Protective Covenants, Conditions and Restrictions for Middleton of record in Book 6522, page 212, and as amended in Book 7119, page 345, Book 9816, page 844, and Book 10714, page 744, said Register's Office.

This is unimproved property known as 1 Middleton Park Lane, 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 Grantee, its successors and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 2nd day of June, 2005.

Julia Ann Ison

By: _____
Cathy Obolensky, attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CATHY OBOLENSKY**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 2nd day of June, 2005.

_____
Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007