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. 24207-04-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,167,500.00. Affiant Subscribed and sworn to before me this 31st day of May, 2005. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Larry L. Holmes Barbara R. Holmes 37 Castlewood Court Nashville, TN 37215	**Send Tax Bills To:** J.P. Morgan Chase Bank, N.A. 5409 Maryland Way Suite 202 Brentwood, TN 37027	**Tax Information:** Map No.144.08-0B Parcel No. 016.00

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, **Richard E. Salerno and wife, Marilyn R. Salerno**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Larry L. Holmes and wife, Barbara R. Holmes** ("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 37 Castlewood Court, Nashville, TN 37215

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 May, 2005.

Richard E. Salerno

Marilyn R. Salerno

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Richard E. Salerno and Marilyn R. Salerno**, 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 May, 2005.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 06/07/05 13:52 2 pgs
Fees:13.00 Taxes:4319.75

20050607-0065043

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of A Resubdivision of Lots 16 and 19 A Revision of Castlewood, as of record in Plat Book 8250, page 572, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Richard E. Salerno and wife, Marilyn R. Salerno by deed dated July 28, 1999 from William E. Connelly, married of record in Book 11595, page 549, Register's Office for Davidson County, Tennessee.

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. Declaration of Covenants, Conditions and Restrictions for Castlewood of record in Book 6483, page 391, amended in Book 8165, page 130, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Castlewood Homeowners Association, Inc. of record in Book 6658, page 656, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 8250, page 572, Register's Office for Davidson County, Tennessee.