Davidson County DEEDWARR
Recvd: 06/16/05 09:39 3 pg
Fees:18.00 Taxes:203.50

20050616-0068909

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $155,000.00.

Affiant

Subscribed and sworn to me on June 10, 2005.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
JUNE E. ROWELL
My Commission Expires
JULY 29, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20833SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Shannon D. Steele 119 Brooke Castle Drive Hermitage, TN 37076	SAME	75-8-A-17 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Randy K. Kastendieck, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Shannon D. Steele, unmarried, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 119 in a Horizontal Property Regime as shown on the condominium site plan of Brooke Castle Condominiums, of record in Book 6250, page 627, and Book 6250, page 691 as amended by Surveyor's Certificate of Correction in Book 6680, page 905, re-recorded in Book 6727, page 726, and Book 6919, page 571, Register's Office for Davidson County, Tennessee. The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof: to easements rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Brooke Castle Condominiums of record in Book 6519, page 747, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Randy K. Kastendieck, unmarried, by deed from Aubrey H. Johnson, Jr. and wife, Thea Johnson, dated December 30, 1985, of record in Book 6753, page 347, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Plat Book 6250, page 627, and Book 6250, page 691, as amended by Surveyor's Certificates of Correction in Book 6919, page 571 and Book 6680, page 905, re-recorded in Book 6727, page 726, Register's Office for Davidson County, Tennessee; and
4. Master Deed establishing a Horizontal Property Regime of record in Book 6519, page 747, Register's Office for Davidson County, Tennessee; and
5. Easement of record in Book 6513, page 857, Register's Office for Davidson County, Tennessee; and
6. Easement of record in Book 6634, page 229, Register's Office for Davidson County, Tennessee; and
7. Easements of record in Book 4106, page 812, and Book 4106, page 816, Register's Office for Davidson County, Tennessee; and
8. Quitclaim Deed to Brooke Castle Condominiums Homeowners' Association of record in Book 6883, page 759, Register's Office for Davidson County, Tennessee; and
9. Charter of the Brooke Castle Homeowners' Association of record in Book 6519, page 739, as amended in Book 7570,page 312 and Book 7866, page 374, Register's Office for Davidson County, Tennessee; and
10. Subject to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123).

This property is also known as improved property located at 119 Brooke Castle Drive, Hermitage, TN 37076.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on June 10, 2005.

Randy Kastendieck

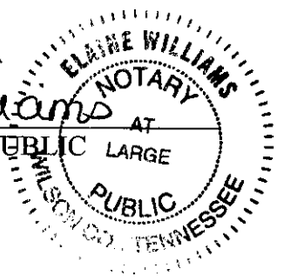
Randy K. Kastendieck

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 10, 2005, before me personally appeared Randy K. Kastendieck, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on June 10, 2005.

Elaine Williams
NOTARY PUBLIC



My Commission Expires: 6-26-05