Register Return to:
Land Title South, 3326 Aspen Grove Dr. Ste 400
Franklin, TN 37067

25-1-406

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $249,000.00. Affiant Subscribed and sworn to before me this 30th day of September, 2005. Notary Public My Commission Expires: My Commission Expires October 26, 2008
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 24699-09-2005**	

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Julie A. Setaro 3809 Sentinel Drive Nashville, TN 37209	Countrywide Home Loans 3011 Armory Drive, Ste 120 Nashville, TN 37204	Map No.104.01-0 Parcel No. 103.00

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, **Thomas K. Caste and Timothy K. Caste, both married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julie A. Setaro, unmarried** ("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 3809 Sentinel Drive, Nashville, TN 37209

Subject property has never been the marital residence of either Grantor.

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 30th day of September, 2005.

Thomas K. Caste by Atty In Fact

Thomas K. Caste, BY: Gerald G. Patterson, Attorney-In-fact pursuant to a power of attorney being placed of record immediately prior hereto as Instrument No. 20051004-0119280

Timothy K. Caste by Atty In Fact

Timothy K. Caste, BY: Gerald G. Patterson, Attorney-In-fact pursuant to a power of attorney being placed of record immediately prior hereto as Instrument No. 20051004-0119280

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:
STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gerald G. Patterson,** with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said **Thomas K. Caste and Timothy K. Caste** and is authorized by the said **Thomas K. Caste and Thomas K. Caste** to execute this instrument on THEIR behalf.

Witness my hand, at Office, this 30th day of September, 2005.

My commission expires:

Notary Public

CATHERINE M. WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

Davidson County DEEDWARR
Recvd: 10/04/05 13:18 2 pgs
Fees:13.00 Taxes:921.30

20051004-0119281

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Second Revised Valley View Subdivision, Section One, as of record in Plat Book 2331, page 113, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas K. Caste and Timothy K. Caste, both married as joint tenants with right of survivorship by quitclaim deed dated March 1, 2005 from Gerald G. Patterson, Trustee of record in Instrument No. 20050413-0041351, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive covenants contained in an instrument of record in Book 2446, page 146 amended in Book 2486, page 19 and Book 2604, page 82, 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. All matters appearing on the Plan of record as Book 2331, page 113, Register's Office for Davidson County, Tennessee.