Davidson County DEEDWARR
Recvd: 06/08/06 13:25 2 pgs
Fees:13.00 Taxes:2305.10

20060608-0068214

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

| | | |
|---|---|---|
| Elizabeth Johnson Fitzgerald | New Owner | Map 131-2 |
| 4211-A Farrar Avenue | | Parcel 156 |
| Nashville, TN 37215 | | |

This instrument prepared by : Joseph V. Ferrelli, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Castleman Partners, a Tennessee General Partnership** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Elizabeth Johnson Fitzgerald, unmarried,** (The "Grantee"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivison of Lot 9 and the southerly 20 feet of Lot 8, Block 3, Overton Hills, of record in Instrument No. 20060606-0066842, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said Lot.**

**Being a part of the same property conveyed to CASTLEMAN PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by Warranty Deed from Dr. Harrison Y. N. Yang and wife, Holing Yang, dated May 27, 2004, of record in Instrument No. 20040608-0067582, Register's Office for Davidson County, Tennessee.**

**This description is the same as was used in the last deed of record.**

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.
2. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property commonly known as 4211-A Farrar Avenue, Nashville, TN 37215.

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**[STATE OF TENNESSEE]**
**[COUNTY OF DAVIDSON]**

**The actual consideration or value, whichever is greater for this transfer is $623,000.00.**

Elizabeth Johnson Fitzgerald
**Affiant**

**Subscribed and sworn to before me this**
7th **day of June, 2006.**

Joseph V. Ferrelli
**Notary Public**

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

**My Commission Expires:** _____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title of the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The Grantor has caused this Deed to be executed this 7TH day of June 2006.

**CASTLEMAN PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**

By: _____
Frank Bryant, Partner

By: A/E CONSTRUCTION, INC., PARTNER

By: _____
Adam Epstein, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Frank Bryant, Partner, of Castleman Partners, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument as Partner of Castleman Partners for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7TH day of June, 2006.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Adam Epstein, President, of A/E Construction, Inc., Partner of Castleman Partners, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument as the President of A/E Construction, Inc., Partner of Castleman Partners for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7TH day of June, 2006.

My Commission Expires: _____

_____
Notary Public