Davidson County DEEDWARR Recvd: 07/10/06 15:10 2 pgs Fees:13.00 Taxes:484.70 **20060710-0082655**

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF July, 2006

Notary Public

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

MY COMMISSION EXPIRES 12/09/07
(AFFIX SEAL)

P-AF-06-3012

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carla Kastl	NEW OWNER (NAME)	
3012 Town Valley Road (ADDRESS)	(ADDRESS)	150.11-160.00
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SCOTT BARRY SIDEMAN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CARLA KASTL, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit

Land in Davidson County, Tennessee, being Lot no. 235 on the Plan of Towne Village of the Country, Section III as of record in Book 5200, pages 268 and 269, Register's Office for Davidson County, Tennessee

Said Lot No. 235 fronts 78.28 feet on the easterly margin of Towne Valley Road and extends back 171.53 feet on the northerly line and 130 feet on the southerly line to a dead line in the rear measuring 73.53 feet thereon

Being the same property conveyed to Scott Barry Sideman, unmarried, by deed from Randall Phillips Builders, Inc., dated May 25, 1984 and filed of record inBook 6301, page 401, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing easements and restrictions as shown of record

unimproved ( )
This is improved (X) property, known as 3012 Town Valley Road, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 my/our hand(s) this 6th day of July, 2006

Scott Barry Sideman

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of July, 2006, before me personally appeared Scott Barry Sideman, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 6th day of July, 2006

LAURA PERRY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires 12/09/07

(SEAL)

RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959