Return to: Castleman Title
110 Glancy St., STe. 112
Goodlettsville, TN
37072

*This Instrument Prepared By:*
**John T. Gwin, Attorney at Law**
**2800 North Mt. Juliet Road**
**Mt. Juliet, Tennessee 37122-3008**

ADDRESS NEW OWNER:
**Scott Tinius**
**217 Craigmeade Drive**
**Nashville, Tennessee 37214**

Davidson County DEEDWARR
Recvd: 08/04/06 09:50 3 pgs
Fees:18.00 Taxes:891.33
20060804-0095474

SEND TAX BILL TO:
** Mortgagee**

MORTGAGEE:
Same as New Owner

MAP 95-02-0
GROUP
PARCEL 167.00

# WARRANTY DEED

***FOR AND IN CONSIDERATION*** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary K. Kelley, a widow** hereinafter called the Grantor, bargained and sold, and by these presents, transfer and convey unto **Scott Tinius, unmarried**, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3, Section 1 of Craigmeade Subdivision, as of record in Book 2900, page 121, Register's Office for said County.

Said Lot No. 3 fronts 167.4 feet on the easterly margin of Craigmeade Drive and runs back 251.2 feet on the northerly side and 250 feet on the southerly side to a dead line, measuring 155.9 feet thereon.

Being the same property conveyed to Carl C. Kelley and wife, Mary K. Kelley by deed from Tucker L. Haynes and wife, Frances M. Haynes dated January 29, 1963, of record in Book 3503, page 111, Register's Office for Davidson County, Tennessee. The said Carl C. Kelley has since died..* * May 25, 1990 in Davidson County, Tennessee

This is improved property known as 217 Craigmeade Drive, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2006, a lien not yet due and payable. Map 95-02-0, Parcel 167.00 . If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2006 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 2900, page 121, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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, his heirs and assigns, forever; and,

Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantor further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 31st day of July, 2006.

Mary K. Kelley

STATE OF TENNESSEE )
COUNTY OF WILSON )

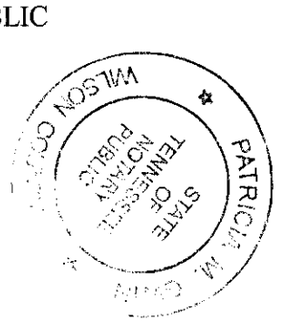
Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mary K. Kelley**,* the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within Warranty Deed for the purposes therein contained.

*a widow

WITNESS my hand and official seal at office this 31st day of July, 2006.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 11/23/2008



STATE OF TENNESSEE )
COUNTY OF Davidson )

The actual value or consideration, whichever is greater, for this transfer is $240,900.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of July, 2006.

NOTARY PUBLIC
My Commission Expires: 07/21/07

WILLIAM D. CASTLEMAN JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY