Davidson County DEEDWARR
Recvd: 08/17/06 10:46 2 pgs
Fees:13.00 Taxes:332.82
20060817-0101481

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006080005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$89,950.00**.

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me this 15th day of August, 2006.

Affiant

Notary Public

My Comm. Expires: 9/19/09

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Gene F. Martin 401 Churchill Crossing Madison, TN 37115	Regions Mortgage P. O. Box 2153, Dept. 2520 Birmingham, AL 35287-2520	034-03-0B-401.00CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William D. Castleman, Trustee, with full power to mortgage, sell, transfer and convey without necessity of the joinder of any beneficiaries**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gene F. Martin, an unmarried man**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 401, Phase 4, Building 4, Churchill Crossing Condominiums, a Horizontal Property Regime established by the Master Deed in Book 7792, page 915 and amended in Book 7804, page 616, Book 7845, page 540, Book 10635, page 110 and Book 10996, page 199 and Instrument No. 20050829-0103075, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to William D. Castleman, Trustee with full power to mortgage, sell, transfer and convey without necessity of the joinder of any beneficiaries, by Special Warranty Deed dated 2/20/96 from SC Realty, Inc., a Delaware corporation of record in Book 9954, page 900, Register's Office for Davidson County, Tennessee, and by Trustee's Deed dated 10/31/91 from Karin Lee Waterman, Successor Trustee, of record in Book 8476, page 308, Register's Office for Davidson County, Tennessee.

Kathy J. Byers executes this instrument on behalf of William D. Castleman, pursuant to powers granted in a Power of Attorney which appears of record in Instrument No. 20050901-0105096, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All matters shown on the Plan of record in Plat Book 7900, page 25, Register's Office of Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **401 Churchill Crossing, Madison, TN 37115.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that 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 otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of August, 2006.

William D. Castleman

William D. Castleman

By: Kathy J. Byers

Kathy J. Byers, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WIILLIAMSON

On this 15th day of August, 2006, before me personally appeared Kathy J. Byers, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William D. Castleman, and acknowledged that she executed the same as the free act and deed of William D. Castleman.

Witness my hand, at office, on this 15th day of August, 2006.

Notary Public

NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENNESSEE
EXPIRES 11-14-06