Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $109,000.00

Affiant

Subscribed and sworn to before me this 27 day of October 2006.

Notary Public
My commission expires: 4/2/10

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Davidson County DEEDWARR
Recvd: 10/27/06 12:09 2 pgs
Fees:13.00 Taxes:403.30
20061027-0133516

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Caryn Cast	Wachovia Mortgage Corp	072-090/086.00
1013 Dozier Place Nashville TN 37216-0000	5409 Maryland Way Suite 100 Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Virginia Sanders Russell, an unmarried person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Caryn Cast, an unmarried person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot 22 on the Plan of Dozier Place of record in Book 974 Page 51 Register's Office for Davidson County, Tennessee and further described as follows:

Lot No. 22 fronts 50 feet on the northerly side of Dozier Avenue and runs back 119.7 feet to the westerly line and121.8 on the easterly line to a dead line measuring 50.1 feet thereon.

Being the same property conveyed to Preston S. Russell and wife, Virginia Sanders Russell, on November 6, 1961 by deed from Gerald E. Tanner and Kathryn Whitlow Tanner of record in Book 3309 Page 576 Register's Office for Davidson County, Tennessee. Preston S. Russell having since died on January 8, 1990 and Virginia Sanders Russell is the surviving tenant by the entirety.

This conveyance is made subject to the following: 1) 2007 taxes a lien which are not yet due and payable. 2) Restrictions of record in Book 1086 page 94, Register's Office for Davidson County, Tennessee

This property is improved property known as 1013 Dozier Place, Nashville, Tennessee 37216-0000

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28 day of October, 2006.

Virginia Sanders Russell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia Sanders Russell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27 day of October, 2006.

Notary Public

My Commission expires: 4/2/07

FILE NO: 05397

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.