THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **Premier Title and Escrow** **4301 Hillsboro Road Suite #300** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Michelle L. Maucere Affiant Subscribed and sworn to before me this 12th day of January, 2007. Notary Public My Commission Expires:

KATHY S. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Stefanie A. Lindquist 1617 7th Avenue North Nashville, TN	Ohio Savings Bank 1111 Chester Avenue Cleveland, OH 44114	Map No.081-12-0 Parcel No. 341.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas K. Caste, married and Timothy K. Caste**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stefanie A. Lindquist, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1617 7th Avenue North, Nashville, TN

This is investment property and is not nor ever was the principal residence of the Grantors.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of January, 2007.

Thomas K. Caste

Timothy K. Caste

Davidson County DEEDWARR
Recvd: 01/16/07 10:50 2 pgs
Fees:13.00 Taxes:1147.00
20070116-0005955

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Thomas K. Caste and Timothy K. Caste**, 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, at office, this 12th day of January, 2007.

Notary Public

My Commission Expires:

GERALD S. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of North Nashville Real Estate Company's Plan of Lots as of record in Plat Book 21, page 105, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being part of the same property conveyed to Thomas K. Caste and Timothy K. Caste, both married as joint tenants with right of survivorship by deed date 05/04/2005 from Dorothy May Duke Sullivan, Roberta D. Dike Crow, Wayne Madole Williams, Jesse Frederick Burton, Jr., Susan "Vivian Janine Burton, James Buzz Burton, Leta Shelia Joyner, Lisa "Kim" Castillo, Donald "Donnie" Joseph Duke, Jimmy Ray Duke, William McKinley Duke, David Eugene Duke, Sherri Duke McCandless, Heirs at Law of Bessie May Williams, deceased of record in Instrument No. 20050512-0053876, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Instrument No. 20060726-0090025, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 21, page 105, Register's Office for Davidson County, Tennessee.