THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **Executive Title** 4470 Old Lebanon Dirt Rd. Mt. Juliet, TN 37122	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me this 13th day of February, 2007. Notary Public My Commission Expires: 6-30-10

DUSTIN C. DUNN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

WARRANTY DEED

Address New Owner: Stephen G. Butler 3506 Elkins Avenue Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.092-13-0 Parcel No. 161.00

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, **Timothy K. Caste and wife, Lori W. Caste**, ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Stephen G. Butler, unmarried** ("Grantee"), his 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 3506 Elkins Avenue, Nashville, TN 37209

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 13th day of February, 2007.

Timothy K. Caste

Lori W. Caste

Davidson County DEEDWARR
Recvd: 02/16/07 13:04 2 pgs
Fees:13.00 Taxes:925.00
20070216-0019829

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Timothy K. Caste and Lori W. 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 13th day of February, 2007.

Notary Public

My Commission Expires: 9-22-07

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

EXHIBIT "A"

Being the easterly part of Lot No. 4 of Block 17, on the Map of Charlotte Park Company's Second Addition to Nashville as of record in Book 57, pages 160 and 161, Register's Office for said County, as follows:

Beginning on the northerly margin of Elkins Avenue, formerly 2nd Avenue, at the southwest corner of the property conveyed to the Trustee of Tabernacle Baptist Church by deed from James C. Pickett and wife, of record in Book 2492, page 550, said Register's Office; thence with the west boundary line of the Church Property, northerly 150 feet to the southerly margin of an alley; thence with the margin of said alley westerly 35 feet more or less to the northeast corner of the property conveyed to Harry Lightman by deed from John W. Nolan and wife, of record in Book 2088, page 259, said Register's Office; thence with the easterly boundary of the Lightman property, southerly, 150 feet to the northerly margin of Elkins Avenue; thence with the northerly margin of said Avenue eastwardly 45 feet to the beginning.

Being the same property conveyed to Timothy K. Caste and wife, Lori W. Caste, by deed dated July 20, 2001 from Charlene D. Russell Anderson n/k/a Charlene D. Anderson Kenner, a single person, of record in Instrument No. 20010727-0079808, 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. All matters appearing on the Plan of record as Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee.