Return TO:
BUYERS TITLE & ESCROW
5210 Maryland Way, Suite 201
Brentwood, TN 37027

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2007020013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is **$95,000.00**.

Davidson County DEEDWARR
Recvd: 03/05/07 12:09 2 pgs
Fees:13.00 Taxes:351.50
20070305-0026767

KAREN RUSSELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Sworn to and subscribed before me this 26th day of February, 2007.

Affiant

Notary Public Expires: 5/24/08

Address of New Owner:

Melodi Elmore
903 Churchill Crossing
Madison, TN 37115

Send Tax Bills to:

New Owner

Map-Parcel Numbers:

034-03-0-B-903.00 CO

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 **Melodi Elmore, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being **Unit No. 903**, Phase 5, Building 9, Churchill Crossing Condominium, Master Deed of record in Book 7792, Page 915, and amended in Instrument No. 20050829-0103075, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property. Description taken from Location Plan in said Master Deed and Phase Plan in said Amendment.

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 from S. C. Realty, Inc., a Delaware Corporation, of record in Book 9954, Page 900, 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 **903 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 26th day of February, 2007.

William D. Castleman, Trustee

William D. Castleman, Trustee

By: Kathy J. Byers, attorney-in-fact

Kathy J. Byers, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WIILLIAMSON

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 26th day of February, 2007.

Karen Russell

Notary Public

My Commission Expires: 5/26/09

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY