(1)

Return to: ✓

This instrument was prepared by:

OVERLAND TITLE CO., LLC
814 East Meade Avenue
Madison, TN 37115
2007060055

Davidson County DEEDWARR
Recvd: 06/28/07 15:18 2 pgs
Fees:13.00 Taxes:366.30
20070628-0077491

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$99,000.00**

Sworn to and subscribed before me this 25th day of June, 2007.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

x Carl I Mesh
Affiant

Bertie Jo Whitaker
Notary Public

My Commission Expires:

Address of New Owner:

Carl I. Mesh
303 Churchill Crossing
Madison, TN 37115

Send Tax Bills to:

Countrywide Home Loans
PO Box 660694
Dallas TX 75266-0694

Map-Parcel Numbers:

034030B30300CO

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 **Carl I. Mesh and wife, Cecilia Mesh**, 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. 303**, Phase 4, Building 3, 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: 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; Zoning; setback requirements; general utility, sewer and drainage easements of record; real property taxes; subdivision and/or condominium declarations, covenants, restrictions, a

This is improved property known as **303 Churchill Crossing, Madison, TN 37115.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 25th day of June, 2007.

William D. Castleman

William D. Castleman, Trustee

By: Kathy J Byers

Kathy J. Byers, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25th day of June, 2007, 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 25th day of June, 2007.

Bertie Jo Whitaker

Notary Public

My Commission Expires:

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE