THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 315,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF July, 2007 Notary Public MY COMMISSION EXPIRES: 1-26-08 (AFFIX SEAL)

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick A. Pruett	Countrywide Home Loans, Inc.	MAP 102-15
765 Brook Hollow Road	3011 Armory Drive; Suite 120	PARCEL 106
Nashville, TN 37205	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Elizabeth Castles Wilson and Matthew Elliott Williams**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick A. Pruett**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot number 124 on the Plan of Brook Meade, Section II, as of record in Book 2133, page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to William T. Castles and wife, Wilma Henry Castles by deed dated June 28, 1954 and recorded in Book 2284, page 153, said Register's Office. The said William T. Castles has since died (April 3, 1989), leaving Wilma Henry Castles as the survivor of their tenancy-by-the-entireties. The said Wilma Henry Castles has also since died (March 9, 2007); under her Will [filed with the Seventh Circuit Court for Davidson County, Tennessee, under Docket number 07P-1018], the described property was devised unto Elizabeth Castles Wilson and Patricia Castles Williams (now Patricia Castle Meadows). The said Patricia Castles Meadows has disclaimed her interest in the said Estate by Instrument recorded as instrument number 20070627-0076580, in favor of her son, Matthew Elliott Williams, who joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **765 Brook Hollow Road, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hand(s) this the 11th day of July, 2007.

Davidson County DEEDWARR
Recvd: 08/01/07 12:56 2 pgs
Fees:13.00 Taxes:1165.50
20070801-0091374

Elizabeth Castles Wilson by Patricia C. Meadows
Elizabeth Castles Wilson

Matthew Elliott Williams by Patricia C. Meadows
Matthew Elliott Williams

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____,

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE
Davidson County

On this 11 day of July 2007 –, personally appeared before me, PATRICIA C. MEADOWS,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of MATTHEWS ELLIOTT WILLIAMS & ELIZABETH CASTLES WILSON WILLIAMS

and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 11 day of July 2007.

My commission expires: 1-26-08 _____
Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.