Davidson County DEEDWARR
Recvd: 08/29/07 10:30 2 pgs
Fees:13.00 Taxes:2534.50

20070829-0103603

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $685,000.00. _____ Affiant Subscribed and sworn to before me, this 27th day of August, 2007. _____ Notary Public My Commission Expires: _____

WESLEY D. TURNER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires NOV. 22, 2010

Address New Owner As Follows: Castle Contractors, LLC 5214 Maryland Way, Ste 102 Brentwood, TN 37027	Send Tax Bills To: Same	Map-Parcel Number: 116 12 0 102.00 (part of)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, , hereinafter called **ESTES CASTLE VENTURE, A TENNESSEE GENERAL PARTNERSHIP** the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CASTLE CONTRACTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and/or assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Land in Nashville, Davidson County, Tennessee, being Lots No. 2 and 6 on the Plan of Final Plat Arundel Subdivision Estes Road, of record as Instrument No. 20070717-0085048, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete description.

Being part of the same property conveyed to Estes Castle Venture, a Tennessee general partnership, by deed from Broadway Properties, a Tennessee limited partnership, of record as Instrument No. 20061030-0133913, Register's Office for Davidson County, Tennessee.

A new legal description was prepared for this transaction.

This conveyance is made subject to:

1. 2007 taxes, a lien but not yet due and payable, which have been prorated and shall be paid by Grantor. Grantor agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantee from liability and loss therefrom.

2. All matters as shown on the Plan of record in Instrument No. 00707170085048, Register's Office for Davidson County, Tennessee.

3. Stormwater Quality Agreement of record as Instrument No. 20070130-0012097, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20070829-0103602, Register's Office for said County.

This is unimproved property known as Lot 2 and 6 of Arundel Subdivision, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and/or assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our successors and/or assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and/or assigns, against the lawful claims of all person arising by, through or under the Grantor, but not otherwise

WITNESS my hand this 27th day of August, 2007

ESTES CASTLE VENTURE,
a Tennessee general partnership

By: _____
Michael A. Hartley, General Partner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL A. HARTLEY** 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 **GENERAL PARTNER**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 27th day of August, 2007.

_____
Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

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