Davidson County DEEDWARR
Recvd: 05/15/08 08:13 3 pgs
Fees:18.00 Taxes:74.00
20080515-0049721

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Castle Rock Builders, LLC 471 Humphreys Street Nashville, TN 37203	Same as New Owner	Map:119-5-0 Parcel:201.00
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1230, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **William W. Hayes** ("Grantor") has bargained and sold, and hereby transfer(s) and convey(s) to **Castle Rock Builders, LLC** ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities.

2. Taxes for the year 2008 and subsequent years, a lien, not yet due and payable.

3. Subject to all matters as shown on subdivision plan of record in Book 161, page 139, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, his/hers/their/its heirs or successors and assigns, against the lawful claims of all persons.

This is unimproved property, known as 213 Elberta Street, Nashville, TN 37210.

EXHIBIT A

Land in Davidson County, being Lot No. 15 on the Map of the Re-subdivision of Lots Nos. 4, 5, 6, 7, 8 and 9 of Block 27 and Lots Nos. 2, 3, 4 and 6 of Block 26, and Blocks 23 and 24, Cumberland Nurseries, as of record in Book 161, page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William W. Hayes by deed from Leland T. Broyles et ux Karen L. Broyles, dated March 31, 1977 and of record in Instrument No. 5130, page 556, Register's Office for Davidson County, Tennessee.

EXECUTED this 14th day of May, 2008.

WILLIAM W. HAYES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, William W. Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of May, 2008.

Notary Public

SHARI A. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

3-21-09

(SEAL)

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

AFFIANT

Subscribed and sworn to before me this 14th day of May, 2008.

NOTARY PUBLIC

My Commission Expires:

3-21-09

SHARI A. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.