Davidson County DEEDWARR
Recvd: 09/23/08 14:20 4 pgs
Fees:23.00 Taxes:1221.00
20080923-0096892

Address New Owner:	Send Tax Bills to:	Map-Parcel Number
Alice Petty Brown 1708 Castleman Drive Nashville, Tennessee 37215	Same	131-07-0C-008
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JKJ) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

GENERAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **CASTLEMAN PARTNERS**, a Tennessee general partnership ("Grantor"), has bargained and sold, and hereby transfers, warrants and conveys to **ALICE PETTY BROWN**, her successors and assigns ("Grantee"), certain real estate located in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by this reference, together with any and all fixtures and improvements thereon and any and all easements and appurtenances thereunto belonging (collectively, the "Property").

This is improved property located at 1708 Castleman Drive, Nashville, Davidson County, Tennessee.

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

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of September, 2008.

SUE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

Notary Public
My Commission Expires: 9-25-2010

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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 on Exhibit B attached hereto.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons.

Executed this 22nd day of September, 2008.

CASTLEMAN PARTNERS, a Tennessee general partnership

By: Eads Family Investments, LLC, a Tennessee limited liability company

By: Matthew B. Eads
Matthew B. Eads, sole member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jan Bachus, a Notary Public of said County and State, personally appeared Matthew B. Eads, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member of Eads Family Investments, LLC, a Tennessee limited liability company, the authorized representative of Castleman Partners, the within named Grantor, a Tennessee general partnership, and that he as such authorized representative executed the foregoing instrument for the purposes therein contained, by personally signing the name of the partnership by himself as sole member of the authorized representative of the partnership.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 22 day of September, 2008.

Jan Bachus
Notary Public
My Commission Expires: 11-23-08

JAN L. BACHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

EXHIBIT "A"

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 5-B on the Plan of Square Acres, of record in Book 5800, page 122, Register's Office for Davidson County, Tennessee, as amended in Exhibit "C" to the Master Deed in Book 6494, page 41, said Register's Office, to all of which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to CASTLEMAN PARTNERS, by deed from MELBA JEAN ARNOLD, of record in Book ★____, page _____, dated September _____, 2008, said Register's Office.

★Instrument # 20080923-0096891

EXHIBIT "B"

1. General or special taxes and assessments required to be paid in the year 2008 and subsequent years.

   Davidson County taxes for 2008, a lien, but not yet due and payable.

   Davidson County taxes for 2007, Map-Par. 131 07 0C 008, $3,199.75, Paid.

   If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

2. Matters shown on the Plan of record as Book 5800, page 112, said Register's Office.

3. Master Deed of record as Book 6494, page 41, Register's Office for said County.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Book 4110, page 219, said Register's Office.