WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,883.36

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 12-21-2011

(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/30/08 09:25 2 pgs
Fees:13.00 Taxes:931.97
20080930-0098965

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MELINDA KEMP RUFFIN	SAME	MAP 34-03 B PARCELS 404, 408, 811 & 908
(NAME)	(NAME)	
1209 Substation Rd.		
(ADDRESS)	(ADDRESS)	
Pleasant View, TN 37146		
(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, I, **WILLIAM D. CASTLEMAN, TRUSTEE, with full power to mortgage, sell, transfer and convey without the necessity of the joinder of any beneficiaries**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELINDA KEMP RUFFIN and DONALD L. KEMP**, 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:

TRACT ONE:
Situated in Davidson County, Tennessee, being Unit Nos. 404 and 408, Phase 4, Building 4, Churchill Crossing Condominium, 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, Book 10996, page 199, and amended in Instrument No. 20050829-00103075, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

TRACT TWO:
Situated in Davidson County, Tennessee, being Unit No. 811, Phase 4, Building 8, Churchill Crossing Condominium, 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, Book 10996, page 199, and amended in Instrument No. 20050829-00103075, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

TRACT THREE:
Situated in Davidson County, Tennessee, being Unit No. 908, Phase 5, Building 9, Churchill Crossing Condominium, 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, Book 10996, page 199, and amended in Instrument No. 20050829-00103075, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to William D. Castleman , Trustee, with full power to mortgage, sell, transfer and convey without the necessity of the joinder of any beneficiaries of record in Book 9954, page 900, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

Grantees herein assume the payment of all real property taxes assessed for 2008 on all tracts.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is unimproved property, known as 404, 408, 811 AND 908 CHURCHILL CROSSING, MADISON, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 26th day of September, 2008.

WILLIAM D. CASTLEMAN, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, WILLIAM D. CASTLEMAN, TRUSTEE, with full power to mortgage, sell, transfer and convey without the necessity of the joinder of any beneficiaries, the within named bargainor(s), with whom I am personally acquainted or proved to be 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: 9/26/2008.

Commission expires: 12-21-2011

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.