WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $271,875.00.

Carolyn R. Bucklin
Affiant

Subscribed and sworn to me on December 27th, 2010.

June E. Rowell
NOTARY PUBLIC

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 29, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24825SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Daniel W. Casteel Nanette A. Casteel 791 Rodney Drive Nashville, TN 37205	SAME AS NEW OWNERS	115-13-25

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Brian C. Ellis, Trustee of the Brian C. Ellis Trust, successor to the Ellis Joint Revocable Living Trust U/A/D April 24, 2002, Odis R. Ellis and wife, Ruth B. Ellis, Trustee (both now deceased), hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents do transfer and convey unto Daniel W. Casteel and wife, Nanette A. Casteel, and Allison N. Casteel, unmarried and Robert M. Jackson, unmarried, as joint tenants with the right of survivorship, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 212 on the Plan of West Meade Hills, Section Eight, of record in Book 3600, pages 61 & 62, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Odis R. Ellis and wife, Ruth B. Ellis, by Warranty Deed from The Davidson Road Corporation, a Tennessee corporation, of record in Book 3791, page 424, in the Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record as Instrument No. 20020425-0051082 in said Register's Office, Odis R. Ellis and Ruth B. Ellis, individually, conveyed said property to Odis R. Ellis and wife, Ruth B. Ellis, Trustees of the Ellis Joint Revocable Living Trust Agreement U/A/D Apr. 24, 2002, and any Successors in Trust, and any amendments thereto.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to matters shown on Plan of record in Book 3600, pages 61 & 62, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20100081475 DEEDWARR
Recvd: 12/28/10 15:15 2 pgs
Fees:13.00 Taxes:1005.94
20101228-0102986

3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 791 Rodney Drive, 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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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 hands on December 27, 2010.

Brian C. Ellis, Trustee of the Brian C. Ellis Trust, successor to the Ellis Joint Revocable Living Trust U/A/D April 24, 2002, Odis R. Ellis and wife, Ruth B. Ellis, Trustee (both now deceased)

Brian C. Ellis, Trustee

STATE OF Nevada)
COUNTY OF Clark)

On December 27th, 2010, before me personally appeared Brian C. Ellis, Trustee Brian C. Ellis, Trustee of the Brian C. Ellis Trust, successor to the Ellis Joint Revocable Living Trust U/A/D April 24, 2002, Odis R. Ellis and wife, Ruth B. Ellis, Trustee (both now deceased) to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his/her free act and deed.

Witness my hand and official seal on December 27th, 2010.

NOTARY PUBLIC

My Commission Expires: June 4, 2012

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MATTHEW T. HERMAN
No: 04-89662-1
My Appointment Expires June 4, 2012