THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Felix Grimes, Jr. | City Federal Savings & Loan Assn. | 39-196 |
| 3408 Shellbark Drive | 1141 East Jersey Street | 14D 52002 |
| Whites Creek, TN 37189 | Elizabeth, NJ 07201 | |

**WARRANTY DEED** BOOK 6362 PAGE 29

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Anthony F. Casella and wife, Susan E. Casella hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Felix Grimes, Jr., and wife, Patricia Ann Grimes hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the plan of Hickory Hollow, of record in Book 4675, page 86, Register's Office for said County.

SAID Lot No. 2 fronts 180 feet on the northwesterly margin of Shellbark Drive and extends back 766.40 feet on the northeasterly line and 733.72 feet on the southwesterly line to a dead line in the rear, measuring 113.14 feet thereon.

BEING the same property conveyed to Anthony F. Casella and wife, Susan E. Casella by deed from Walter B. Williams and wife, Margie L. Williams, of record in Book 5009, page 814, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4942, page 11, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Anthony F. Casella by Susan E. Casella as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said attorney in fact is attached as an exhibit to this deed and incorporated herein by reference.

This is (~~an~~) improved property, known as 3408 Shellbark Drive, Whites Creek, TN 37189.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor 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 further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 15th day of August, 19 84

Anthony F. Casella
Anthony F. Casella
BY: Susan E. Casella, Attorney in Fact

Susan E. Casella
Susan E. Casella

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 15th day of August, 19 84, before me personally appeared Susan E. Casella, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that s he executed the same as her free act and deed.

My Commission Expires: Nov 1, 1987

Notary Public

STATE OF TENN.
**COUNTY OF** _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____ _____
Notary Public



**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 71,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 15th day of August, 19 84.

My Commission Expires: Nov 4, 1987 _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan E. Casella, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Anthony F. Casella as his Attorney in Fact as the free act and deed of the within named Anthony F. Casella.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of August, 1984.

_____
NOTARY PUBLIC

My commission expires: Nov 4 1987

**WARRANTY DEED**

from:
ANTHONY F. CASELLA AND WIFE,
SUSAN E. CASELLA

to:
FELIX GRIMES, JR., AND WIFE,
PATRICIA ANN GRIMES

RETURN TO: JCB

**PERCY WILKINS, JR.**
and
**CHRISTY WILKINS IVEY**
**Attorneys at Law**
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

EXHIBIT TO WARRANTY DEED
FROM
ANTHONY F. CASELLA, ET UX
TO
FELIX GRIMES, JR., ET UX

3038

08/17 194.10- CHECK

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 6362 PAGE 31

# A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Susan E. Casella
Affiant Susan E. Casella

Sworn to and subscribed before me this 15th day of August, 1984.

Notary Public

My Commission Expires: Nov 4, 1987

REGISTER'S OFFICE
DAVIDSON COUNTY, TN
AUG 17 11 09 AM '84
IDENTIFICATION REFERENCE

I 4 3 7 3 2

# OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6362 PAGE 32

| | | |
|---|---|---|
| CO -CONVEYANCE | CC -CERTIFIED COPY | MISC -MISCELLANEOUS |
| MO -MORTGAGE | REL -RELEASE | CO TX -STATE TAX CONVEY |
| WD -WARRANTY DEED | UCC -UNIFORM COMMERCIAL CODE | MO TX -STATE TAX MORT |
| TD -TRUST DEED | | PRFEE -PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 71000.00- CAMT. | |
| | | | 184.60 CSTAX | |
| | | | .50 PRFEE | |
| | | | 9.00 MDEED | |
| | | | CHECK 194.10- | |
| | | | 3038A08/17/84 CAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 3 7 3 2

IDENTIF. REFERENCE

AUG 17 11 09 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0061793