This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
116 Mt. Juliet Road - P. O. Box 888
Mt. Juliet, TN 37122
mail

ADDRESS NEW OWNER:
RODNEY BRUCE CASEY and wife, DEBORAH KAY CASEY
3578 Gondola Drive
Antioch, Tennessee 37013

SEND TAX BILLS:
1st Mortgagee

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1st MORTGAGEE:
Gulf Coast Investment Corp.
P. O. Box 4272
Houston, Texas 77210

MAP AND PARCEL:
Map 136-15
Parcel 91.00
FBN 02D-73891

2nd MORTGAGEE:
James A. Boutwell and wife, Vadean Robbins Boutwell
P.O. Box 608
Hermitage, Tennessee 37076

1070 04/05 0101 03CHECK 168.06

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which considerations is hereby acknowledged, we, **JAMES A. BOUTWELL and wife, VADEAN ROBBINS BOUTWELL**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **RODNEY BRUCE CASEY and wife, DEBORAH KAY CASEY**, 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:

> Land in Davidson County, Tennessee, being Lot No. 38A on the Plan of Chelsea of Priest Lake, Section One-A, Lots 38 through 42 as of record in Book 6250, page 87, Register's Office for Davidson County, Tennessee.
>
> Said Lot 38A, being a corner lot, fronts 43.29 feet along the northerly margin of Victoria Station Court and 65.17 feet along the southerly margin of Gondola Drive; said frontages being joined by a curve measuring 39.27 feet; the northerly line of said lot extends back 61.64 feet and intersects the southerly line which measures 95.79 feet thereon.
>
> Being the same property conveyed to James A. Boutwell and wife, Vadean Robbins Boutwell by deed from Philhall Corporation dated September 26, 1984, as of record in Book 6393, page 742, Register's Office for Davidson County, Tennessee.

This is improved property known as 3578 Gondola Drive, Antioch, Tennessee 37013.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6213, page 806, said Register's Office, and further subject to those facts, conditions and limitations revealed on the plat of record in Plat Book 6250, page 87, said Register's Office, including a 20 foot minimum building setback line from Gondola Drive, a 15 foot minimum building setback line from Victoria Station Court, a 5 foot easement for utilities and drainage along the northeasterly line of said lot, and an overhang easement along the westerly portion of the lot.

As a portion of the consideration for this conveyance, Grantees herein assume and promise to pay as due that certain existing first mortgage indebtedness in favor of Commerce Union Bank, now Gulf Coast Investment Corporation, as evidenced by a Deed of Trust which is filed for record in Book 6393, page 745, said Register's Office. Real property taxes for 1988 have been settled between the parties, and are in the said escrow account.

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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 1st day of April, 1988.

JAMES A. BOUTWELL

VADEAN ROBBINS BOUTWELL

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named JAMES A. BOUTWELL and wife, VADEAN ROBBINS BOUTWELL, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 1st day of April, 1988.

Patricia M. Gwinn
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 4-2-89

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $57,654.14.

AFFIANT

Subscribed and sworn to before me
this 1st day of April, 1988.

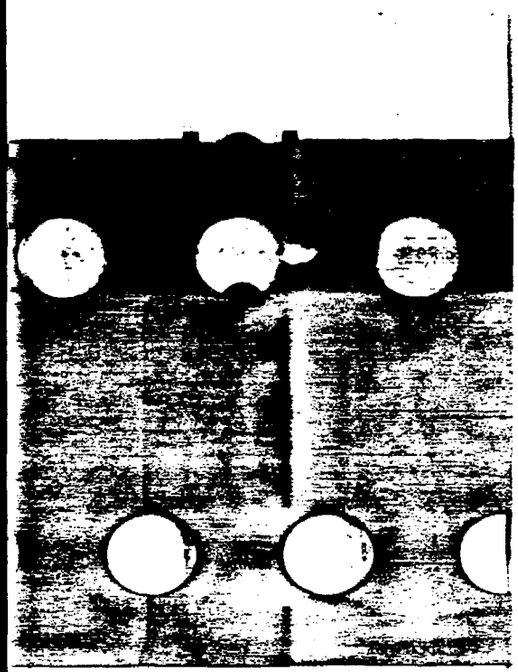
Patricia M. Gwinn
NOTARY PUBLIC
My Commission Expires: 4-2-89

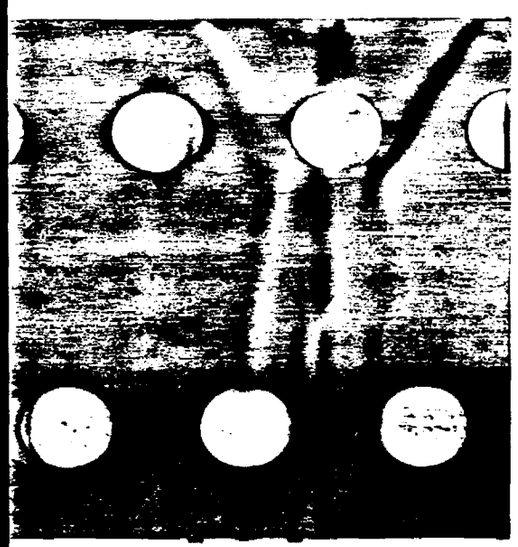
NOTARY PUBLIC LAWRENCE COUNTY TENNESSEE

APR 5 8 48 AM '88
KELLY WILSON REGISTER
DAVIDSON COUNTY TN

IDENTIFICATION REFERENCE

18489





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	57654.14
CON TX	161.56
PRFEE	0.50
WDEED	6.00
TOTAL	168.06
CHECK	168.06

04/05/88 01 07:52 0001 1070

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18489

IDENTIFICATION REFERENCE

APR 5 8 48 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 77272