This Instrument Prepared WITHOUT TITLE SEARCH, By:
JOHN T. GWIN, ATTORNEY AT LAW
2232 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

Mail

ADDRESS NEW OWNER:
John A. Westphall and Donna E. Westphall
511 Debbie Drive
Hermitage, Tennessee 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
1st - CityFed Mortgage Company
30 Warder Street
Springfleid, Ohio 45501

2nd - Ryan Casada and wife, Dianna M. Casada
4885 Shasta Drive
Old Hickory, Tennessee 37138

MAP AND PARCEL:

MAP	076
GROUP	01-0
PARCEL	112.00

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 is hereby acknowledged, we, Ryan Casada and wife, Dianna M. Casada, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John A. Westphall and wife, Donna E. Westphall, 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. 107A on the plan of zone lot division of Tulip Grove Woods, Phase I, of record in Book 6200, page 69, as amended in Book 6250, page 324, Register's Office for said County.
>
> Said Lot No. 107A fronts 79.27 feet on the southwesterly margin of Debbie Drive and extends back 156.08 feet on the northerly line and 160.15 feet on the southerly line to a dead line in the rear, measuring 7.96 feet thereon.
>
> Being the same property conveyed to Ryan Casada by deed from Knight Construction Company, a Tennessee General Partnership dated June 10, 1985, as of record in Book 6581, page 315, Register's Office for Davidson County, Tennessee. Dianna M. Casada, wife of Ryan Casada, joins in this conveyance.

This is improved property known as 511 Debbie Drive, Hermitage, TN 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to restrictive covenants of record in Trust Deed Book 6369, page 879, Register's Office for Davidson County, Tennessee; and subject to all of the facts, conditions and limitations shown on the Plat of record in Plat Book 6200, page 69, as amended in Plat Book 6250, page 324, said Register's Office.

As a portion of the consideration for this conveyance, as evidenced by Grantees' acceptance of this deed, Grantees herein assume and promise to pay as due, and Grantees agree to indemnify and hold Grantors harmless from any further or future liability associated with, the existing first mortgage indebtedness owed to CityFed Mortgage Company, commencing with the payment due on May 1, 1991, and which mortgage indebtedness is evidenced by an instrument of record in Book 6553, page 880, Register's Office for Davidson County, Tennessee. The escrow account as it relates to this property is transferred to Grantees.

Real property taxes for 1991 have been settled between the parties, and are the responsibility of Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John A. Westphall and wife, Donna E. Westphall, their heirs and assigns, forever; and we, Ryan Casada and wife, Dianna M. Casada, 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 22nd day of April, 1991.

Ryan Casada

Ryan Casada

Dianna M. Casada

Dianna M. Casada

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ryan Casada and wife, Dianna M. Casada, 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 22nd day of April, 1991.

Patricia M. Irwin
NOTARY PUBLIC

PATRICIA M. IRWIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 51,811.19.

John A. Westphall
AFFIANT

Subscribed and sworn to before me
this 22nd day of April, 1991.

Patricia M. Irwin
NOTARY PUBLIC

My Commission Expires: March 13, 1993

PATRICIA M. IRWIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

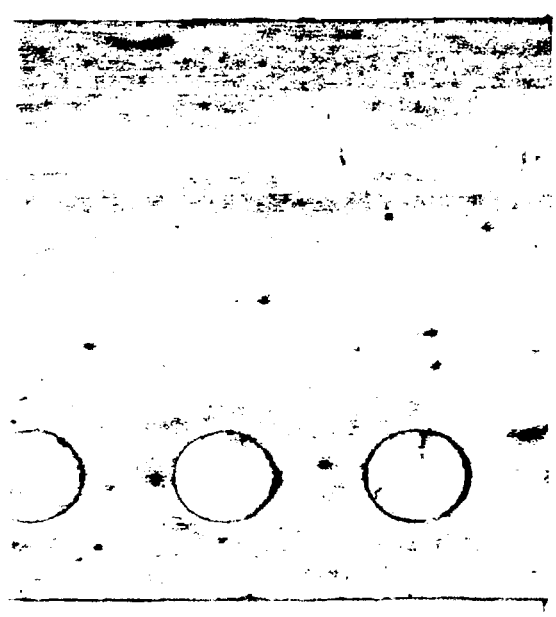
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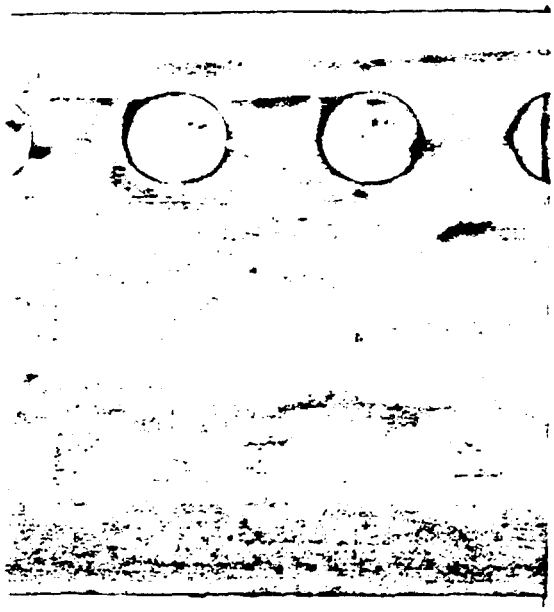
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IDENTIF. TREFERENCE

APR 23 10 31 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8335 PAGE 720

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 51811.19
CON TX 170.94
PRFEE 1.00
WDEED 9.00
TOTAL 180.94
CHECK 180.94

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/23/91 01 10:29 0001 7356

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IDENTIF. REFERENCE

APR 23 10 31 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 415372