This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2332 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

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ADDRESS NEW OWNER:
Russell L. Casady and Shari Ann Casady
3211 Colby Drive
Nashville, Tennessee 37221

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
1st - First Tennessee Bank National Association
165 Madison Ave, Suite 700, P.O. Box 474
Memphis, Tennessee 38101

2nd - James A. Conner and wife, Dianne S. Conner
2258 Inverness Road
Fernandina Beach
Florida 32034

MAP AND PARCEL:
MAP 133-3
PARCEL 79.00
FBN 6DA-55603

7816 09/04 0101 03CHECK 266.78

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, James A. Conner and wife, Dianne S. Conner, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Russell L. Casady and wife, Shari Ann Casady, 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. 11 on the Plan of Glencoe Acres, Section Three, of record in Book 2330, page 28, Register's Office for said County, to which Plan reference is made for a more complete and accurate legal description thereof.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to James A. Conner and wife, Dianne S. Conner by deed from Mark E. Morrison, Substitute Trustee, dated December 28, 1990, as of record in Book 8266, page 399, Register's Office for Davidson County, Tennessee.

This is improved property known as 3211 Colby Drive, Nashville, TN 37221.

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 Book 2400, page 459, Register's Office for Davidson County, Tennessee; and is made subject to all of the facts, conditions and limitations shown on the Plat of record in Plat Book 2330, page 28, said Register's Office, including a 70 minimum building setback line from Colby Drive; and a 10 foot easement for public utilities and drainage along the rear line(s) of said lot.

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

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 on the subject property owed to First Tennessee Bank National Association, commencing with the payment due on September 1, 1991, and which mortgage indebtedness is evidenced by an instrument of record in Book 6717, page 939, and re-recorded in Book 6732, page 619, Register's Office for Davidson County, Tennessee. The escrow account relating to the loan being assumed is transferred to the Grantees, as is the hazard insurance.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Russell L. Casady and wife, Shari Ann Casady, their heirs and assigns, forever; and we, James A. Conner and wife, Dianne S. Conner, 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 30th day of August, 1991.

James A. Conner

Dianne S. Conner

STATE OF Florida)
COUNTY OF Duval)

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Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James A. Conner and wife, Dianne S. Conner, 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 Jacksonville, Florida, this the 30th day of August, 1991.

NOTARY PUBLIC

My Commission Expires: NOTARY PUBLIC, STATE OF FLORIDA. MY COMMISSION EXPIRES: SEPT. 4, 1994. BONDED THRU NOTARY PUBLIC UNDERWRITERS.

STATE OF Florida)
COUNTY OF Duval)

The actual value or consideration, whichever is greater, for this transfer is $ 69,400.00.

Dianne S. Conner
AFFIANT

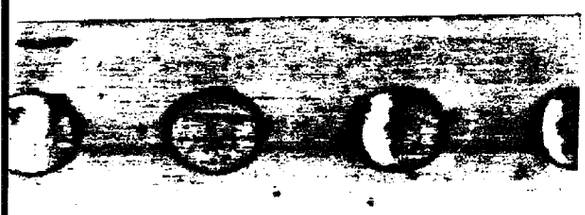
Subscribed and sworn to before me this 30th day of August, 1991.

NOTARY PUBLIC

My Commission Expires: NOTARY PUBLIC, STATE OF FLORIDA. MY COMMISSION EXPIRES: SEPT. 4, 1994. BONDED THRU NOTARY PUBLIC UNDERWRITERS.

44327

SEP 4 1 45 PM '91



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

RECEIVED OF _____

FOR _____

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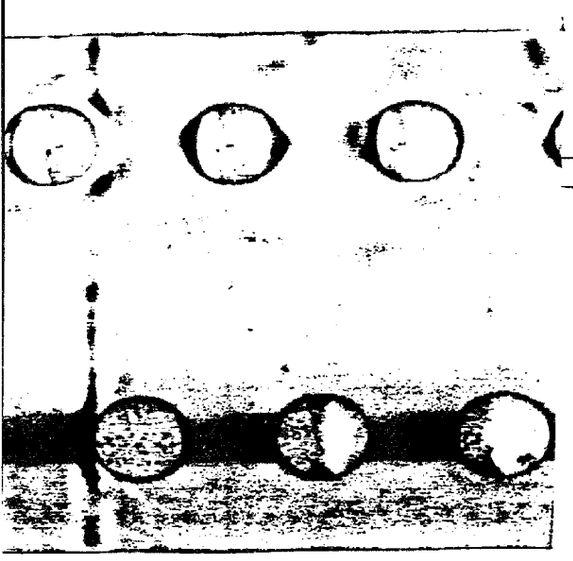
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	69400.00
CON TX	256.78
PRFEE	1.00
WDEED	9.00
TOTAL	266.78
CHECK	266.78

09/04/91 01 13:47 0001 7816

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



44327

SEP 4 1 45 PM '91

No. 456104