PREPARED BY (AND RETURN TO):
**WILKINS & IVEY**, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 33925)
Dav. Co. File: Box 8

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 87000.00

Candace J. Toler
Affiant

Sworn and subscribed before me this 1st day of October, 1993.

Christy Wilkins Ivey
Notary Public

My Comm. Expires:

| ADDRESS NEW OWNER: | RESPONSIBLE FOR PAYMENT OF TAXES: | MAP-PARCEL NUMBERS |
|---|---|---|
| Candace J. Toler<br>Robert S. Day, Jr.<br>1553 Battlefield Drive<br>Nashville, TN 37215 | Leader Federal Mortgage, Inc.<br>158 Madison Avenue<br>Memphis, Tennessee 38101-0275 | 117-09-0-303 |

# *WARRANTY DEED*

**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, the undersigned **M. Diane Casey and spouse, Charles H. Wallas,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Candace J. Toler and spouse, Robert S. Day, Jr.,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1-B of the Zone Lot Division of Lots 1, 4 & 6 on the Plan of Hawthorne Heights, as of record in Plat Book 5200, page 750, amending the Plat of Hawthorne Heights of record in Plat Book 5200 at page 552, Register's Office for Davidson County, Tennessee, to which reference is hereby made fore a more complete description.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction..

Being the same premises conveyed to M. Diane Casey by deed from Aberdeen Properties, Inc. a Tennessee Corporation of record in Book 6300, page 847, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of M. Diane Casey by Charles H. Wallas as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

**This is improved property, known as:** 1553 Battlefield Drive, Nashville, TN 37215

**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.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised 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.

**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.

**WITNESS THE EXECUTION HEREOF** this 1st day of October, 1993.

M. Diane Casey by Charles H. Wallas

**M. Diane Casey, By: Charles H. Wallas, Atty-In-Fact** atty in fact

Charles H. Wallas

**Charles H. Wallas**

**State of Tennessee**
**County of Davidson**

On this 1st day of October, 1993, before me the undersigned authority, personally appeared **Charles H. Wallas**, 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 the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

My Commission Expires:

Christy Wilkins Ivey
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 **Charles H. Wallas**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **M. Diane Casey**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of October, 1993.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: EXP. 9/16/95

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**EXHIBIT "A"**
**To**
**WARRANTY DEED**

7259 10/04 0101 03CHECK 330.90

**FROM: M. Diane Casey and Charles H. Wallas**

**TO: Candace J. Toler and Robert S. Day, Jr.**

93 OCT -4 AM 10:1

69840

## AFFIDAVIT

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.

References to the singular include the plural, when applicable.

**Charles H. Wallas, Affiant**

Sworn to and subscribed before me this

1st day of October, 1993.

Notary Public

My Commission Expires:_____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXP. 9/16/95

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

RECEIVED OF _____

FOR _____

BOOK 9102 PAGE 268

| | | |
|---|---|---|
| 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 8700.00
ERR CO
CAMT 8700.00-
CAMT 87000.00
CON TX 321.90
PRFEE 1.00
WDEED 8.00
TOTAL 330.90
CHECK 330.90

10/04/93 01 10:22 0001 7259

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

69810
IDENTIFICATION REFERENCE

93 OCT -1 AM 10:19

REGISTER
DAVIDSON COUNTY, TENN.

**No.** 705169