Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

BOOK 9482 PG 424

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
William A. Hall 204 Hearthstone Manor Brentwood Tn. 37027	Same as New Owner	Map 53-12 Parcel 170 Field Book LW 05130

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ODELL KELLEY, BERNEST KELLEY, BEVERLY SMITH a/k/a BEVERLY SMITH KELLEY, MELINDA TRAWICK, RANDALL KELLEY and ALVIN PAYNE, being all of the heirs and beneficiaries of the ESTATE OF AUBREY CASSETTY, deceased, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto WILLIAM A. HALL, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot No. 6 on the Plan of the Life & Casualty Insurance Company's Subdivision of the Dobbs & Elliott Property, Section No. 2, as of record in Book 843, page 56, Register's Office for said County, described as follows:

BEGINNING at a point in the center line of Pitts Avenue, 150 feet northwest of the common corner of Lots 6 and 7 of said Section No. 2; thence southwesterly 372.5 feet to a point; thence northwesterly at right angle 75 feet to a point; thence northeasterly parallel to the first line 360 feet, more or less, to a point in the center line of Pitts Avenue; thence with the center line of the same, southeasterly 75 feet, more or less, to the point of beginning.

BEING the same property conveyed to Aubrey Cassetty by deed from Laura Cassetty and husband, T.B. Cassetty, of record in Book 954, page 410, Register's Office for Davidson County, Tennessee; and, being the same property conveyed by Aubrey Cassetty to Aubrey Cassetty and husband, Herman Cassetty, to create a tenancy by the entirety by deed of record in Book 3945, page 829, said Register's Office; and, the said Herman Cassetty died in 1980, after which time the said real property became vested in Aubrey Cassetty, as surviving tenant by the entirety; and, the said Aubrey Cassetty a/k/a Aubrey M. Cassetty died testate on June 20, 1994 at the age of 82 years, a citizen and resident of Davidson County, Tennessee, leaving a Last Will and Testament dated December 1, 1980, which gave, devised and bequeathed all of her property, real, personal, or mixed to Odell Kelley, Bernest Kelley, Beverly Smith, Melinda Trawick, Randall Kelley and Alvin Payne, each to receive a one-sixth (1/6th) undivided interest.

The legal description, as hereinabove set forth, is the same as that contained in the previous deeds of record.

The mailing address for the said property is 3036 Lakeshore Drive, Old Hickory, Tennessee.

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, his heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the taxable year 1994, which are a lien but not yet due and payable, which have been prorated between the parties and will be paid, in full, at closing, by the Escrow Closing Attorney.

2. Subject to any and all matters as shown on the Plan of record in Book 843, page 56, said Register's Office.

3. Subject to an easement for right of way granted to Southern Bell Telephone & Telegraph Co. of record in Book 924, page 121, said Register's Office.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

ODELL KELLEY executes this Warranty Deed as Attorney-in-Fact for BEVERLY SMITH a/k/a BEVERLY SMITH KELLEY, MELINDA TRAWICK, RANDALL KELLEY and ALVIN PAYNE, under separate Powers of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

By their signatures hereto, BERNEST KELLEY and ODELL KELLEY, Co-Executors of the Estate of Aubrey Cassetty, deceased, represent and warrant that the estate remains open but that there are sufficient funds within the estate to pay all debts and obligations owing by Aubrey Cassetty during her lifetime or by reason of her death, including taxes, funeral expenses, expenses of last illness, costs of administration and all other debts or obligations.

WITNESS our hands on this the 29th day of September, 1994.

"GRANTORS"

BERNEST KELLEY, individually and
Co-Executor of the Estate of Aubrey Cassetty

ODELL KELLEY, individually and
Co-Executor of the Estate of Aubrey Cassetty

BEVERLY SMITH a/k/a BEVERLY SMITH KELLEY
BY: ODELL KELLEY, Attorney In Fact

MELINDA TRAWICK
BY: ODELL KELLEY, Attorney In Fact

RANDALL KELLEY
BY: ODELL KELLEY, Attorney In Fact

ALVIN PAYNE
BY: ODELL KELLEY, Attorney In Fact

"GRANTEE"

WILLIAM A. HALL

4332 10/03 0101 03CHECK 179.85

96389

IDENTIF. & REFERENCE

94 OCT -3 PM 2:02

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ODELL KELLEY and BERNEST KELLEY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 29th day of September, 1994.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 29th day of September, 1994, before me, personally appeared ODELL KELLEY, to me known to be the person who executed the foregoing instrument on behalf of BEVERLY SMITH a/k/a BEVERLY SMITH KELLEY, MELINDA TRAWICK, RANDALL KELLEY and ALVIN PAYNE and acknowledged that he executed the same as the free act and deed of the said BEVERLY SMITH a/k/a BEVERLY SMITH KELLEY, MELINDA TRAWICK, RANDALL KELLEY and ALVIN PAYNE.

WITNESS my hand and official seal this the 29th day of September, 1994.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

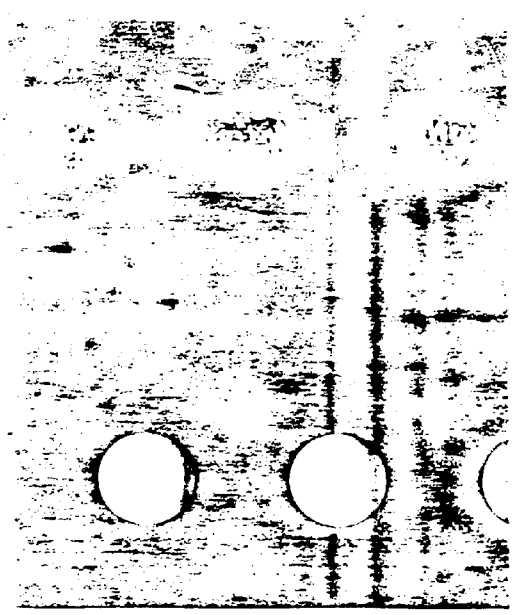
The actual consideration or value, whichever is greater, for this transfer is $50,500.00.

William A. Hall
Affiant

Sworn to and subscribed before me on this the 29th day of September, 1994.

Patsy C Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

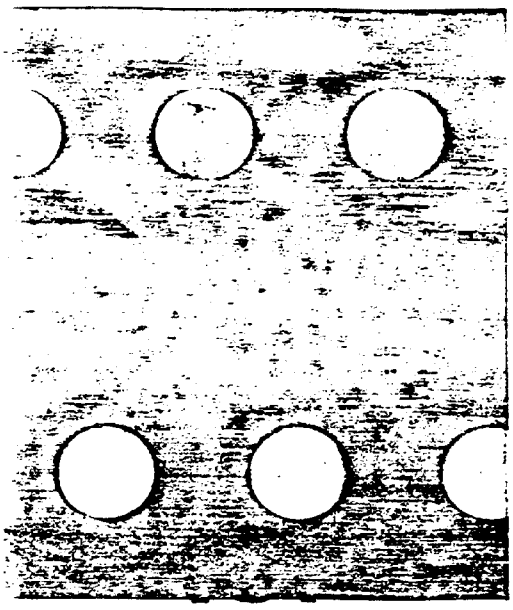
RECEIVED OF _____

FOR _____

BOOK 9482 PG 427

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



96389
IDENTIF. ↑ REFERENCE

94 OCT -3 PM 2:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

CAMT 50500.00
CON TX 186.85
PRFEE 1.00
MDEED 12.00
TOTAL 199.85
CHECK 199.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/03/94 01 14:01 0001 4332

No. 840577