Mail

This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 9554 PG 870

ADDRESS NEW OWNER:
Sarah E. Vassar
3031 Casa Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Owner

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, Tennessee 37087

MAP AND PARCEL:
Map 108-3
Group
Parcel 61

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Robert L. Wood and Fred C. Dance**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sarah E. Vassar**, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 43-A on the zone lot plan of Section 5, Patio Villa, of record in Plat Book 5200, page 686, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being a part of the same property conveyed to Robert L. Wood and Fred C. Dance by deed from Rental Group, Ltd., dated December 19, 1985, as of record in Book 6748, page 316, Register's Office for Davidson County, Tennessee.

This is improved property known as 3031 Casa Drive, Nashville, TN 37214.

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 affecting the property herein conveyed, as evidenced by an instrument of record in Book 6199, page 70, Register's Office for X County, Tennessee, to which instrument reference is here made.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 5200, page 686, said Register's Office, including but not limited to a 20 foot minimum building setback line from Casa Drive; an easement for public utilities and drainage across the rear fourth portion of said property; and subject to notes and restrictions on said plat.

Real property taxes for 1994 have been settled between the parties, and are the responsibility of Grantors. Taxes for the subsequent years are the responsibility of the Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sarah E. Vassar, unmarried, her heirs and assigns, forever; and we, Robert L. Wood and Fred C. Dance, 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 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 Grantee, her 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 21st day of December, 1994.

Robert L. Wood

Fred C. Dance

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert L. Wood and Fred C. Dance, 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 21st day of December, 1994.

NOTARY PUBLIC

My Commission Expires: February 3, 1997

PATRICIA M. DUNN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILSON)

BOOK 9554 PG 872

The actual value or consideration, whichever is greater, for this transfer is $ 40,000.00.

Sarah E. Vasser
AFFIANT

Subscribed and sworn to before me
this 21st day of December, 1994.

Patricia M. Davis
NOTARY PUBLIC
My Commission Expires: February 3, 1997

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE PATRICIA M. DAVIS

5219 12/27 0101 03CHECK 161.00

20091
IDENTIFICATION REFERENCE

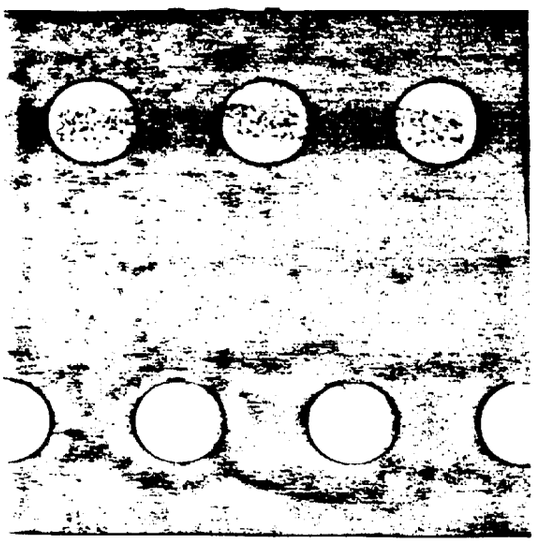
94 DEC 27 AM 10:27
REGISTER
WILSON CO. TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9554 PG 873

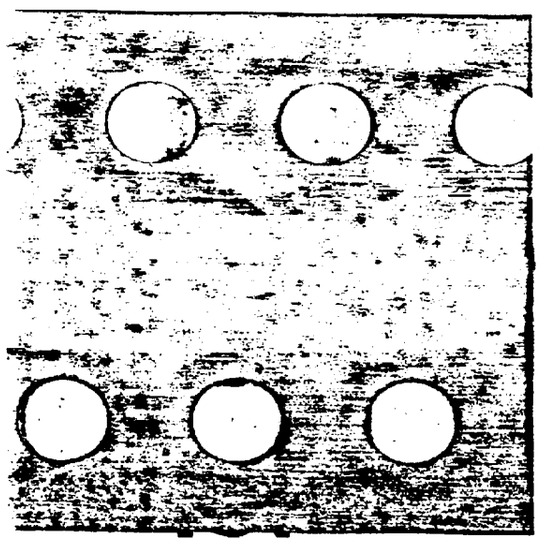
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 12.00
TOTAL 161.00
CHECK 161.00

12/27/94 01 10:26 0001 6219

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



94 DEC 27 AM 10:27

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE 20091

No. 866129