1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 115,500.00

K. Brian H. Caspar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3rd DAY OF January 19 95

Notary Public

MY COMMISSION EXPIRES: 1/28/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, TN 37201 File #33055

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan H. Casparis (NAME)	First Tennessee Bank National (NAME)	48-240
4174 Vester Road (ADDRESS)	P.O. Box 351 (ADDRESS)	14D-52305
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ricky Joe Durard and Nancy Elaine Durard, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ryan H. Casparis, unmarried

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 the 13th Civil District of Davidson County, Tennessee and being Lot No. 1 on the Billy Hendrixson Property and being more particularly described according to the survey of M. & K., Inc., Engineers-Planners & Surveyors, dated 8-19-87, as follows:

Beginning at a spike in the centerline of Vester Road, said point being the southwest corner of the property conveyed to Thomas H. Griggs by deed of record in Book 58, Page 651, of the Register's Office for Davidson County, Tennessee; thence with the centerline of Vester Road South 3 degrees 08 minutes 37 seconds West, 237.4 feet to a spike; thence, South 7 degrees 16 minutes 53 seconds West, 92.10 feet to a spike; thence, North 65 degrees 22 minutes 21 seconds West, 1120.69 feet to an iron pin; thence, North 35 degrees 02 minutes 47 seconds East, 141.50 feet to an iron pin; thence, along an existing fence, the following courses; South 67 degrees 58 minutes 02 seconds East, 109.90 feet; South 72 degrees 51 minutes 44 seconds East, 215.02 feet; South 75 degrees 53 minutes 26 seconds East, 16.86 feet; South 76 degrees 48 minutes 20 seconds East, 91.08 feet; South 73 degrees 18 minutes 12 seconds East, 233.67 feet; South 78 degrees 02 minutes 17 seconds East, 262.38 feet; South 82 degrees 56 minutes 42 seconds East, 43.30 feet; North 85 degrees 56 minutes 43 seconds East, 26.41 feet, to the point of beginning containing 5.08 acres, more or less.

BEING the same property conveyed to Ricky Joe Durard and Nancy Elaine Durard by deed from Billy Drexton Hendrixson, devisee under the Will of Louise Webb Hendrixson, and wife, Terry P. Hendrixson of record in Book 7398, Page 846, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 4174 Vester Road, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 3rd day of January, 19 95

Ricky Joe Durard

Nancy Elaine Durard

As Grantors Pg 4 Addendum Cert 11-29-95

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 Ricky Joe Durard and Nancy Elaine Durard, both unmarried

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of January 19 95.

Commission expires 11/28/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

23224

IDENTIF. ↑ REFERENCE

95 JAN -5 PM 2:17

FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FROM

Ricky Joe Durard and Nancy Elaine Durard

TO

Ryan H. Casparis

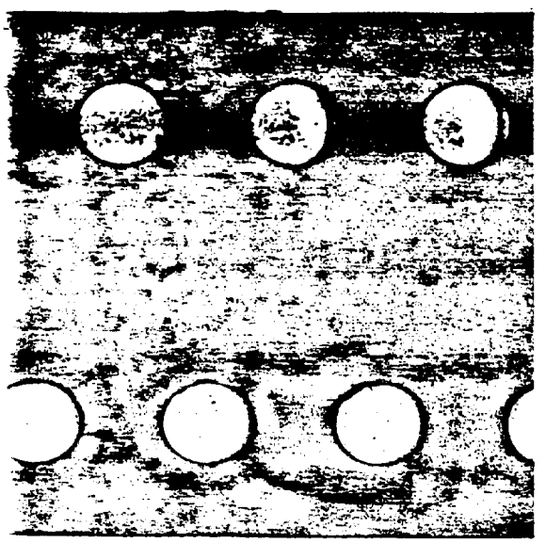
RETURN TO:

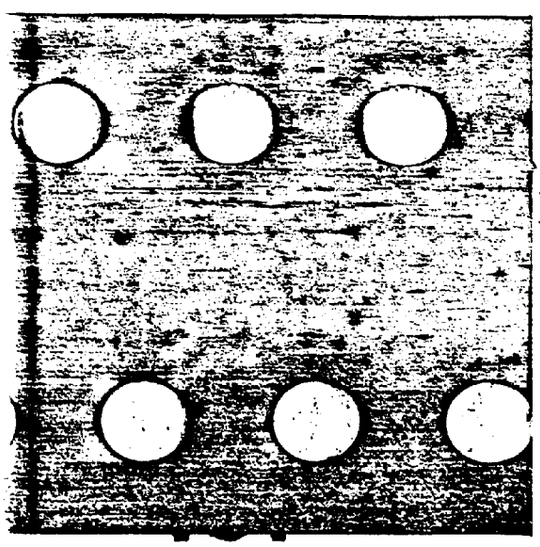
Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, TN 37201 File #33055

LEGAL DESCRIPTION CONTINUATION

The foregoing is the same legal description as appears in the previous deed of record.

9628 01/05 0101 03CHECK 440.35





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9565 PG 188

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	
				115500.00
			CON TX	427.35
			PRFEE	1.00
			WDEED	12.00
			TOTAL	440.35
			CHECK	440.35
01/05/95	01		14:16 0001	9628

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23224
IDENTIF. # REFERENCE

95 JAN -5 PM 2:17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 869497