BOOK 9605PG270

37588

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 36142
Dav. Co. File: Box 8

95 FEB 28 AM 9:55

IDENTIFICATION REFERENCE

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thomas P. Cassidy, Jr. Anne E. Cassidy 201 Vaughn's Gap Road Nashville, TN 37205	SunTrust Mortgage, Inc. P.O. Box 105277 Atlanta, GA 30348-5277

TAX MAP-PARCEL NUMBERS: 129-07-016 08DZ 76085

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 **John F. Walser and spouse, Joan O. Walser,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas P. Cassidy, Jr. and spouse, Anne E. Cassidy,** 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. 14 on the plan of West Meade Farms Inc., Section 5, of record in Book 2133, page 37, Register's Office for said County.

SAID Lot No. 14 fronts 180 feet on the southwesterly margin of Vaughn's Gap Road and extends back 486.3 feet on the northwesterly line and 490 feet on the southeasterly line to a dead line in the rear, measuring 180 feet thereon.

BEING the same property conveyed to John F. Walser and wife, Joan O. Walser by deed from Gertrude Cramer Pettinger and husband, Charles B. Pettinger of record in Book 6240, page 162, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to a 20 foot easement for sanitary sewers and/or storm drainage across the easterly corner of said lot and 10 foot temporary construction easement east of and adjacent thereto, all as granted to Metropolitan Government by instrument of record in Book 6209, page 383, said Register's Office. and 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 Joan O. Walser by John F. Walser 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: 201 Vaughn's Gap Road, Nashville, TN 37205

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.

BOOK 9605PG271

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 22nd day of February, 1995.

John F. Walser

Joan O. Walser, By: John F. Walser, Atty-In-Fact

State of Tennessee
County of Davidson

On this 22nd day of February, 1995, before me the undersigned authority, personally appeared **John F. Walser**, 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. My Commission Expires 9/16/95

My Commission Expires: _____

Notary Public

5492 02/28 0101 03CHECK 901.00

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 240000.00

Affiant

Sworn and subscribed before me on the 22nd day of February, 1995.

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

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

BOOK 9605PG272

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John F. Walser**, 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 **Joan O. Walser**, 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 22nd day of February, 1995.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

Notary Public

My Commission Expires:

EXHIBIT "A"
To
WARRANTY DEED

FROM: John F. Walser and Joan O. Walser

TO: Thomas P. Cassidy, Jr. and Anne E. Cassidy

A F F I D A V I T

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.

John F. Walser, Affiant

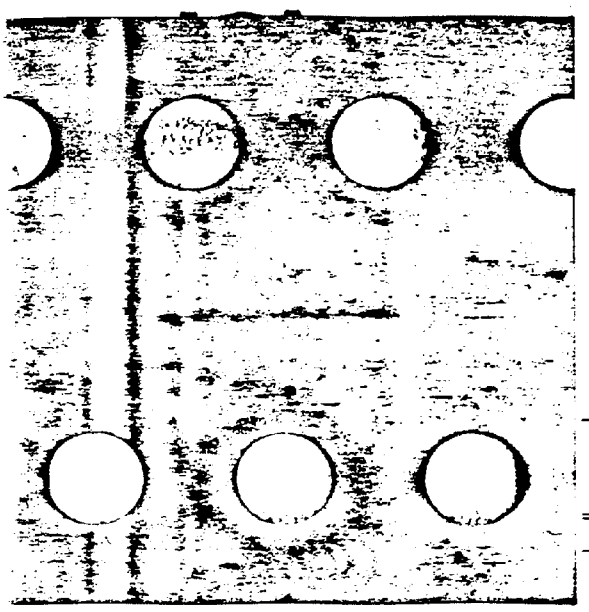
Sworn to and subscribed before me this

22nd day of February, 1995.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

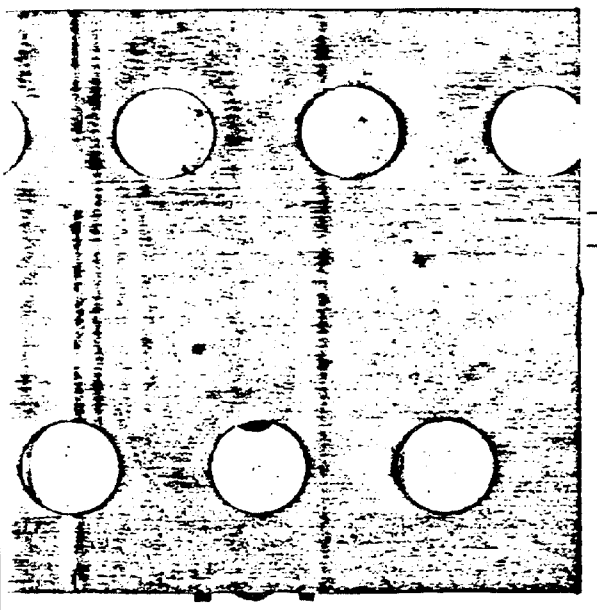
RECEIVED OF _____

FOR _____

BOOK 9605 PG 273

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
240000.00
CDN TX 888.00
PRFEE 1.00
WDEED 12.00
TOTAL 901.00
CHECK 901.00

02/28/95 01 09:56 0001 5492

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37588
IDENTIF. & REFERENCE

95 FEB 28 AM 9:55

REGISTER
DAVIDSON COUNTY, TN.

No. 885161