THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 9654 PG 321

File Box 36
#13386

**WARRANTY DEED**

3025 30

**Name and Address of New Owner:**
**Fred J. Cassetty**
**302 Cornwall Avenue**
**Nashville, TN 37205**

**Send Tax Bills To:**
**Fred J. Cassetty**
**P. O. Box 23305**
**Nashville, TN 37202**

| **Street Address of Subject Property:** | **Map-Parcel No:** |
|---|---|
| **302 Cornwall Avenue**<br>**Nashville, TN 37205** | **116-10-101** |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Pamela Adkins Mills, unmarried** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Fred J. Cassetty, unmarried** hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly part of Lot No. 13 and all of Lot No. 14 in the Bransford Realty Company's Berkley Hills Subidivison of record in Book 547, Pages 57 and 58, Register's Office for said County, and described according to a survey made September 4, 1925, by S. M. McMurray Engineering Company, as follows:

BEGINNING on the northerly margin of Cornwall Avenue at the corner of Lots Nos. 14 and 15; thence with the northerly margin of said Avenue easterly 111.5 feet to the corner of Lots Nos. 13 and 14; thence northerly 104.5 feet to a point 12.2 feet

51739
IDENTIF. & REFERENCE

95 APR 25 PM 2:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

easterly from the line between said Lots Nos. 13 and 14; thence northerly 118.6 feet to the southerly line of Lot No. 12 North 70-1/2 degrees, West 74.4 feet the corner of Lots Nos. 14 and 15; thence southerly with the line between said two lots 212 feet to the beginning.

Being the same property conveyed to Pamela Adkins Mills, by Trustee's Deed from David G. Rogers, Trustee in Bankruptcy for David E. Mills, Jr., of record in Book 9607, Page 796; and by Quitclaim Deed from David E. Mills, Jr., a married person, to Pamela Adkins Mills, of record in Book 9607, Page 799, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

All matters as shown on the plan of record in Book 547, Pages 57 and 58, Register's Office for Davidson County, Tennessee; and all zoning regulations, setback lines, if any, easements and rights of way for public utilities to the lot in question.

**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 GRANTOR does covenant with the said GRANTEE that she is lawfully seized 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; and GRANTOR does further covenant and bind herself, her heirs, successors, assigns 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. 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** mys hand this 21st day of April, 1995.

Pamela Adkins Mills

**Pamela Adkins Mills**

STATE OF TENNESSEE ]
]
COUNTY OF DAVIDSON ]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Pamela Adkins Mills, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the within named bargainor, and she executed the foregoing instrument for the purpose therein contained.

**WITNESS** my hand and official seal at Nashville, Tennessee, this 21st day of April, 1995.

NOTARY PUBLIC

My commission expires:_____

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

STATE OF TENNESSEE ]
]
COUNTY OF DAVIDSON ]

The actual consideration or value whichever is greater, for this transfer is $ 815,000.00.

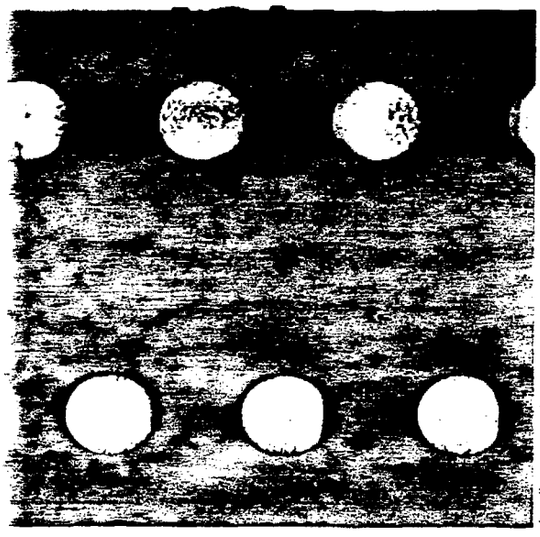
Affiant

Subscribed and sworn to before me, this the 21st day of April, 1995.

NOTARY PUBLIC

My commission expires:_____

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE



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

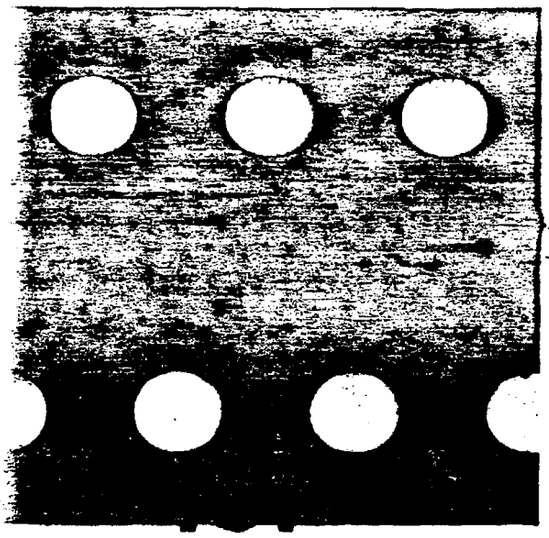
RECEIVED OF _____

FOR _____

BOOK 9654 PG 324

| | | |
|---|---|---|
| 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 815000.00
CON TX 3015.50
PRFEE 1.00
WDEED 12.00
TOTAL 3028.50
CHECK 3028.50

04/25/95 01 14:50 0001 4369

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

54739
IDENTIF. ↑ REFERENCE

95 APR 25 PM 2:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 903818