File Box 9-B
First Title & Escrow Co., Inc.

WARRANTY DEED

BOOK 9708 PG 173

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

13159

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DEBORAH W. LOWENTHAL (NAME)	AMERICA'S WHOLESALE LENDER (NAME)	104-10-C
378 Elmington Avenue (STREET ADDRESS OR ROUTE NUMBER)	750 Old Hickory Blvd, Ste. 286 (STREET ADDRESS)	29
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	7DA71613

FOR AND IN 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, FRED CASSETTY, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DEBORAH W. LOWENTHAL AND HUSBAND, JAY N. LOWENTHAL

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit A-29 on the Plan of 2nd Revised Plan of Elmington Condominium of record in Plat Book 4660, page 60, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Elmington Condominium, a horizontal property regime established by Master Deed of record in Book 4486, page 547, corrected in Book 4673, page 102, amended in Book 4963, page 265, said Register's Office.

Being the same property conveyed to Fred Cassetty by deed from Ingeborg Mauksch, a single woman of record in Book 5987, page 851, said Register's Office.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 4486, page 547, corrected in Book 4673, page 102, amended in Book 4963, page 265; (3) By-Laws of record in Book 4486, page 553, amended in Book 4963, page 263, Book 5362, page 258 and in Book 5516, page 302; (4) Charter of Incorporation of record in Book 4790, page 686; (5) Agreement of record in Book 4728, page 411; and (6) All matters appearing on the Plan of record in Plat Book 4660, page 60, said Register's Office.

IDENTIF. & REFERENCE 0072042

95 JUN 21 AM 10:26
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved (X) unimproved ( ) property, known as 378 Elmington Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of June, 19 95

Fred Cassetty
FRED CASSETTY

BOOK 9708 PG 174

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRED CASSETTY

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of June, 19 95.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 167,250.00

Deborah W Lowenthal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 19 95

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

WARRANTY DEED

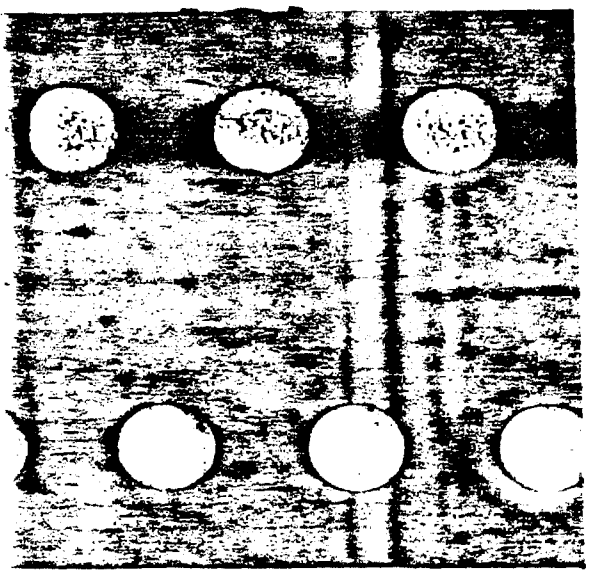
FROM FRED CASSETTY

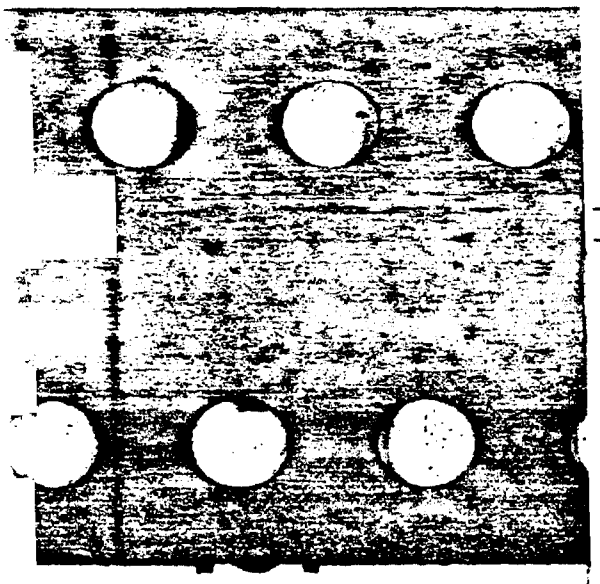
TO DEBORAH W. LOWENTHAL AND HUSBAND, JAY N. LOWENTHAL

4439 06/21 0101 03CHECK 627.00

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

F:
F:
F:





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

RECEIVED OF _____

FOR _____

BOOK 9708PG175

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	
				167250.00
			CON TX	618.64
			PRFEE	1.00
			WDEED	8.00
			TOTAL	627.64
			CHECK	627.64
06/21/95	01		10:30 0001	3439

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0072042
IDENTIF. ↑ REFERENCE

95 JUN 21 AM 10:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 922652