B42

WARRANTY DEED

BOOK 10937 PG 967

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

First Title and Escrow Co., Inc. #15341

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DANIEL CASSE	NEW OWNER	MAP 130-3
(NAME)	(NAME)	
4404 Iroquois Avenue		PARCEL 16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		FB# BM7995
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, WILLIAM M. AKERS AND WIFE, WALTON C. AKERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANIEL A CASSE AND WIFE, LESLIE CORINNE CASSE

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 the easterly 105 feet of Lot No. 14 on the Plat of A Subdivision of Lots Nos. 12 and 13, and Re-Subdivision of Lots 10 and 11 of Belle Meade Plan No. 2 as of record in Book 421, page 112, Register's Office for said County, and described as follows:

Beginning at a point on the northern margin of Iroquois Place, which point is on the dividing line between the Belle Meade and Royal Oaks properties; running thence northerly with the line between said Royal Oaks and Belle Meade properties, 225 feet to the southeast corner of Lot No. 8 on said Plan; thence west with the south line of Lot 8, 105 feet to a point; thence south about 220 feet to the northerly margin of Iroquois Place; thence easterly with the north margin of Iroquois Place, 105 feet to the beginning, said Lot being part of Lot No. 14, conveyed to Luke Lea by deed of the Belle Meade Company, recorded in Book 674, page 221, Register's Office for said County.

Being the same property conveyed to William M. Akers and wife, Walton C. Akers by deed from Jennifer W. Greco, a single person of record in Book 7730, page 294, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantee(s); and (2) All matters appearing on the Plan of record in Plat Book 421, page 112, said Register's Office.

98 MAY 19 PM 12:47
FILED FOR RECORD AND REGISTERED
DAVIDSON COUNTY, TN.

04398882

IDENTIFICATION REFERENCE

unimproved ( )
This is improved (XX) property, known as 4404 Iroquois 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 12th day of May, 19 98

William M. Akers
WILLIAM M. AKERS

Walton C. Akers
WALTON C. AKERS

05/01 CHECK 1923.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10937 PG 968

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM M. AKERS AND WIFE, WALTON C. AKERS

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

Witness my hand at office, this 12th day of May, 19 98

My commission expires 9/23/2000 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 Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 517,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May, 19 98

MY COMMISSION EXPIRES: (KEEP COUNTY) Notary Public

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN. My Commission Expires October 9, 2000

WARRANTY DEED

FROM

IAM M. AKERS AND WIFE,
ON C. AKERS

TO

EL CASSE AND WIFE, LESLIE
SE

PLEASE RETURN TO:

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

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

RECEIVED OF _____

FOR _____

BOOK 10937 PG 969

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 517500.00
CON TX 1914.75
PRFEE 1.00
WDEED 8.00
TOTAL 1923.75
CHECK 1923.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/19/98 01 12:48 0001 9405

0439882
IDENTIF. & REFERENCE
98 MAY 19 PM 12:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1295389