BOOK 10993 PG 167

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 7373

MAP/GROUP/PARCEL
053-06-O-A/203.00 CO

NEW OWNER'S NAME AND ADDRESS:
Joe R. Casias and Christina C. Casias
2217 Riverway Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Michael D. Pons, and wife, Jo Cynthia Pons, hereinafter called Grantors, does hereby transfer and convey unto Joe R. Casias, and wife, Christina C. Casias, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 203 on the Plan of Phase 2, Waterford Subdivision, of record in Plat Book 7900, Page 412, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

The subject property is improved property commonly known as 2217 Riverway Drive, Old Hickory, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 9149, Page 93, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Michael D. Pons

Michael D. Pons

Jo Cynthia Pons

Jo Cynthia Pons

5904 06/26 0101 03CHECK 489-63

MAIL ENV.

98 JUN 26 AM 8:48
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

045527.1
IDENTIF. & REFERENCE

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STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Michael D. Pons, and wife, Jo Cynthia Pons, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at office in Hendersonville, TN, on this the 19th day of June, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/3/02

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $129,900.00.

AFFIANT

Sworn to and subscribed before me, this the 19th day of June, 1998.

NOTARY PUBLIC

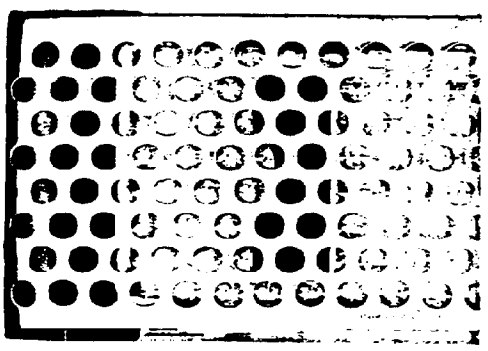
My Commission Expires:
2/3/02

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10993 PG 169

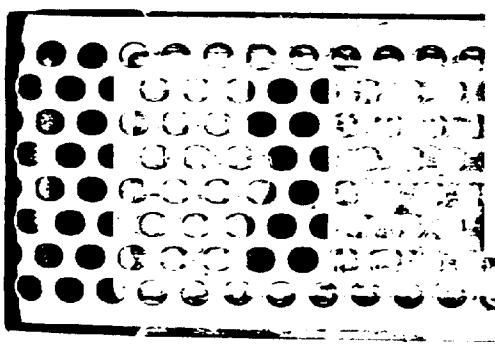
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 129900.00
CON TX 480.63
PRFEE 1.00
WDEED 8.00
TOTAL 489.63
CHECK 489.63

06/26/98 01 08:48 0001 5904

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0455271
IDENTIF. & REFERENCE

98 JUN 26 AM 8:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1311707