BOOK 11441 PG. 327

WARRANTY DEED

TCB-ETCF-99-1386

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April 19 09

Notary Public

MY COMMISSION EXPIRES: 1-30-2002
(AFFIX SEAL)

LORI C. WARREN NOTARY PUBLIC AT LARGE TENN.

Map

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON ATTORNEY AT LAW

155 Franklin Rd., Suite 150, Brentwood, TN 37027

1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dianne B. Smith (NAME)	1st Jefferson Mortgage (NAME)	106-
419 Bunker Hill Drive (ADDRESS)	18 Executive Center (ADDRESS)	15-O-
Nashville, Tennessee (CITY) (STATE) (ZIP)	Norfolk, VA 23502 (CITY) (STATE) (ZIP)	25

FOR AND 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, WE, Carson E. Casell, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dianne B. Smith and Gregory B. Smith

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

Two certain tracts or parcels of land, being in Davidson County, Tennessee, and more fully described as follows, to-wit:

TRACT NUMBER ONE:
Being Lot No. 29 on the Plan of Hill N Dale Acres, as of record in Book 2900, Pages 33 and 34, Register's Office for said County, described as follows:

Beginning on the westerly margin of Bunkerhill Drive, at the corner of Lots No. 29 and 30; thence with the line between said two Lots, westerly 149.9 feet to the corner of Lots No. 29, 30, and a Tract marked "Reserved Parcel C;" thence with the line between Lot No. 29 and Reserved Parcel C, southwesterly 107.7 feet; thence south 35 degrees 42' west 67 feet to the corner of Lots No. 28 and 29; thence with the line between said two lots, easterly 270.6 feet to the westerly margin of Bunkerhill Drive; thence with the same, northerly 110 feet to the beginning.

TRACT NUMBER TWO:
Being a part of a lot marked "Reserved Parcel C" on the map of Hill N Dale Acres, as of record in Book 2900, Pages 33 and 34, Register's Office for said County, described as follows:

Beginning on a concrete monument set at the corner of Lots No. 29, 30, and Reserved Parcel C; thence westwardly with the line between Lot No. 29 and Parcel C, 107.7 feet to an iron pin in the westerly boundary line of said subdivision; thence with said line, North 35 degrees 42' East, 50 feet, more or less, to a point; thence with a line between Lots No. 29 and 30, if extended, southeastwardly 80 feet, more or less, to the beginning.

CONTINUED

unimproved ( )
This is improved (X) property, known as 419 Bunker Hill Drive, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this 16th day of April 19 09

Carson E. Casell

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carson E. Casell, a single person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood Tennessee, this 16th day of April, 19 99

Commission expires 1-30-2002

Notary Public

LORI C. WARREN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me. _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

Legal Description Continuation

Being the same property conveyed to Carson E. Casell, a single person, by deed from Leona H. Holloran, a widow, of record in Deed Book 7627, page 167, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

05576842

RECEIVED FOR REFERENCE

99 APR 21 PM 2:03

REGISTER
DAVIDSON COUNTY, TN.

5324 04/20/99 0101 02CHECK 483.00

RETURN TO:
TITLE CONNECTION, INC.

☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☒ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11441 PG. 329

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0576842

IDENTIFICATION & REFERENCE

99 APR 21 PM 2:03

RECORDED
DAVIDSON COUNTY, TN.

CAMT
127800.00
CON TX 472.86
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 483.86
CHECK 483.86

04/21/99 01 14:06 0001 5324

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1475273