THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***108,000.00.

Jeff Gaw - Managing Partner
Affiant

Subscribed and sworn to before me this 30th day of April, 1999.

Mitchell A. Watts
Notary Public

My Commission Expires: 9-29-2001

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP & PARCEL NOS. |
|---|---|---|
| GAW PROPERTIES, LP<br>5145-47 Hunter's Point Lane<br>Hermitage, Tennessee 37076 | GAW PROPERTIES, LP<br>c/o Jeff Gaw<br>3606 Hampton Avenue<br>Nashville, TN 37215 | MAP 98-5<br>PARCEL 144 |

## WARRANTY DEED

2253 05/06 0101 03CHECK 410.60

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHT THOUSAND AND 00/100 ($***108,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee the receipt of which is hereby acknowledged, I, NANCY L. CASSELL, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto GAW PROPERTIES, LP, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 44 on the Plan of Hunter's Point Subdivision of record in Plan Book 5200, page 736, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Nancy L. Cassell by deed from Farrell F. Eaves, Jr. and wife, Fern V. Eaves, of record in Book 8923, page 320, Register's Office for Davidson County, Tennessee.

JAMES E. CASSELL, spouse of Nancy L. Cassell, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 5145-47 Hunter's Point Lane, Hermitage, Tennessee 37076.

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, its successors and assigns, forever.

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

GRANTOR COVENANTS 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, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Hunter's Point Subdivision of record in Book 5200, page 736, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30th day of April, 1999.

Nancy L Cassell
NANCY L. CASSELL

James E. Cassell
JAMES E. CASSELL

**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 NANCY L. CASSELL and JAMES E. CASSELL, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 1999.

Mitchell A Watts
Notary Public

My Commission Expires: 9-29-2001

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

0583394
ILLEGIBLE FOR REFERENCE
99 MAY -6 AM 9:55
ILLEGIBLE REGISTER
DAVIDSON COUNTY, TN.

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11466 PG. 137

| | | | | | |
|---|---|---|---|---|---|
| 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 |

0583394

ADDITIONAL REFERENCE

99 MAY -6 AM 9:55

REGISTER
DAVIDSON COUNTY, TN.

| | | | |
|---|---|---|---|
| | | CAMT | |
| | | | 108000.00 |
| | | CON TX | 399.60 |
| | | PRFEE | 1.00 |
| | | WDEED | 9.00 |
| | | CFEE | 2.00 |
| | | TOTAL | 410.60 |
| | | CHECK | 410.60 |
| 05/06/99 | 01 | 10:01 | 0001 2253 |

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

**No.** 1456928