Prepared By and Return To:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
(615) 850-4221

Davidson County DEEDWARR
Recvd: 02/27/02 09:16 3pgs
Fees:18.00 Taxes:444.00
20020227-0024713

Warranty Deed

For and In Consideration of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Stephen Green and wife, Karine Green,** hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto **Joseph Cassady** (hereinafter referred to as "Grantee(s)"), and assigns, forever, that certain parcel of real estate located in **Davidson County, State of Tennessee**, and being described as follows, to-wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE APART HEREOF

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s), that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorates between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 25th **day of** February **2002.**

STEPHEN GREEN

KARINE GREEN

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, **STEPHEN GREEN AND KARINE GREEN,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 25th **day of February, 2002**

Cheryl M. Traverse
Notary Public
My Commission Expires: 12-20-03

CHERYL M. TRAVERSE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$120,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Joseph Cassady
Affiant

Subscribed and sworn to before me this 25th **day of February, 2002.**

Cheryl M. Traverse
Notary Public

My Commission expires: 12-2003

CHERYL M. TRAVERSE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Map and Parcel: 135-16-0-A-50.00CO

Address of New Owner:

Joseph Cassady
2601 Ravine Drive
Nashville, TN 37217

Send Tax Bills To:
SAME

6-010448

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Subdivision for tracts 8, 9 and 10 of Nashboro Village of record in Plat Book 5200, Pages 186-189, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Stephen Green and wife, Karine Green by Warranty Deed from Larry E. Thompson and wife, Larea Thompson f/k/a Lerea Syphers, dated April 19, 1999 and recorded May 7, 1999 in Book 11469, Page 514, Register's Office for Davidson County, Tennessee.