Davidson County DEEDWARR
Recvd: 02/03/03 09:59 3pgs
Fees:18.00 Taxes:423.65
20030203-0014245

THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Adam J. Youngers 4760 CLARKSVILLE HIGHWAY NASHVILLE, TN 37218	CTX Mortgage Company 216 Centerview Drive, Suite 233 Brentwood, TN 37027	49/54

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, WE,

Evelyn Cason, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adam J. Youngers and, Christina M. Caughel, unmarried, as joint tenants with rights of survivorship, with the remainder to the survivor in fee

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:

Being part of a tract of land in the 13th formerly the 23rd Civil District of Davidson County, Tennessee, owned by George B. Graves, located on Highway No 112, Dry Fork Creek, of Record in Book 566, Page 525, Register's Office for Davidson County, Tennessee.

Beginning at a point on the northeast margin of Highway No 112 where the easterly line of said tract intersects said margin and running thence with the easterly margin of said Highway No 112, approximately North 55 degrees West 717 feet, more or less, to the point where the boundary line of said tract crosses the margin of the highway; thence leaving the highway and with the boundary line of said tract owned by Graves, North 13 Degrees West about 40 feet to a point in the center of Dry Fork Creek below the concrete bridge, the same being the original corner referred to in the deed to George B Graves of record in Book 566, Page 525, R.OD.C., Tennessee; thence down Dry Fork Creek with its center line, North 73-2/4 Degrees East 462 feet to the northeast corner of the Graves Tract; thence with the boundary of his tract South 12-1/2 Degrees East 543 feet to the point of beginning, containing 3.1 acres, more or less.

Being the same property conveyed to Gordon Cason and wife, Evelyn Cason by Deed dated October 25, 1957 of record in Book 2701, Page 615, Register's Office for Davidson County, Tennessee.
Gordon Cason having since died on October 11, 1966, in Davidson County, Tennessee. Gordon Cason being one in the same person as Gordon Lee Cason.
Evelyn Cason being one in the same person as Evelyn Brownie Cason.

Reference is hereby made to the Power of Attorney of Evelyn Cason, being recorded simultaneously herewith.

The Affidavit of Attorney in Fact is hereby added to and made a part hereof.

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

This is improved property known as: 4760 Clarksville Highway Nashville, TN 37218

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 OUR HANDS THIS 31st day of January, 2003

Evelyn Cason BY: James Leo Cason, her a
BY: James Leo Cason, her atty-in-fact

Evelyn Cason By James Leo Cason, her atty-in-fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me,

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

Witness my hand, at office the 31st day of January, 2003

My Commission expires: August 24, 2003

K. J. Shelton
Notary Public

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me James Leo Cason, in his/her capacity as Attorney in Fact for Evelyn Cason, with whom I am personally acquainted, and who acknowledged the he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office this the 31st day of January, 2003

K. J. Shelton
Notary Public

My Commission expires: August 24, 2003

K. J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires AUG 24, 2003

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transaction is $ 114,500.00

Affiant

Subscribed and sworn to before me this 31st day of January, 2003

K. J. Shelton
Notary Public

My Commission Expires: August 24, 2003

K. J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires AUG 24, 2003

AMERICAN ESCROW COMPANY

AFFIDAVIT OF ATTORNEY IN FACT

Evelyn Cason

STATE OF TENNESSEE

COUNTY OF SUMNER

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this Affidavit, or a certified true copy of this Affidavit, is attached was executed by the undersigned as Attorney in Fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power and authority granted unto the undersigned by said principal.

3. That the undersigned has no knowledge or notice of the termination of the power and authority granted unto the undersigned as Attorney in Fact for the said principal, either by revocation or by the said principal's death.

FURTHER THE AFFIANT SAYETH NOT:

WITNESS my hand on this the 31st day of January, 2003

James Leo Cason

SWORN to and subscribed before me, this 31st day of January, 2003

Notary Public K. J. Shelton

My Commission Expires: August 24, 2003

K. J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires AUG 24, 2003

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