Davidson County DEEDWARR
Recvd: 07/08/04 13:57 3pgs
Fees:18.00 Taxes:619.75

20040708-0081312

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $167,500.00.

Affiant

Subscribed and sworn to me on June 30, 2004.

NOTARY PUBLIC

My Commission Expires Jan. 25, 2006

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20222

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Elaine Casello & Chris Casello 1423 Benjamin Street Nashville, TN 37206	ABN AMRO Mortgage Group, Inc. PO Box 5064 Troy, MI 48084	83-2-134

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jon Mark Ivey, Marabeth Quin and Lisa Cochran, as tenants in common, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Elaine Casello and husband, Chris Casello, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being the westerly 50 feet of Lot No. 72 on the Plan of Weakley Home Place, of record in Book 547, page 12, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Jon Mark Ivey, Marabeth Quin and Lisa Cochran, as tenants in common, by deed from Jimmy R. Morris and wife Sandra Morris, dated November 26, 2003, of record as Instrument No. 20031201-0172728, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BS2000-364, made applicable by Ordinance No. BL-2000-

LE MA JME

476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee; and

3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1423 Benjamin Street, Nashville, TN 37206.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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.

This is not the usual place of residence for the Grantors.

WITNESS our hands on June 30, 2004.

Jon Mark Ivey

Marabeth Quin

Lisa Cochran

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 30, 2004, before me personally appeared Jon Mark Ivey to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on June 30, 2004.

NOTARY PUBLIC

My Commission Expires: _____

DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
January 29, 2005
STATE OF TENNESSEE

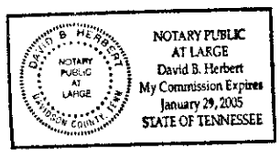
STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 30, 2004, before me personally appeared Marabeth Quin to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on June 30, 2004.

NOTARY PUBLIC

My Commission Expires: _____



STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 30, 2004, before me personally appeared Lisa Cochran to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on June 30, 2004.

NOTARY PUBLIC

My Commission Expires: _____

