PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: Title No: 45951

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/10/04 13:44 3pgs
Fees:18.00 Taxes:1468.90
20041110-0135646

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Curt Casassa Julie Casassa 5805 Beauregard Drive Nashville, Tennessee 37215	U.S. Bank, N.A. 4801 Frederica Street Owensboro, Kentucky 42301

TAX MAP-PARCEL NUMBERS: 145-09-024

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$397,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Heather Niesen Wolpher, as devisee under the will of Ronald Frank Niesen of record in Doc. No. 5678/1608975, Docket NO. 04P-1368 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Curt Casassa and spouse, Julie Casassa** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Tyne Valley Estates Section 2 of record in Book 3300, page 72, Register's Office for said County.

Said Lot No. 70 fronts 203 feet on the broken southwesterly margin of Beauregard Drive and extends back 272.0 feet on the northwesterly line and 254.5 feet on the southeasterly line to a dead line in the rear, measuring 205.0 feet thereon.

Being the same property conveyed to Ronald F. Niesen and wife, Barbara Y. Niesen by deed from Donald P. Jones, Executor of the Estate of Mary M. Jones of record in Book 6026, page 262, said Register's Office. The said Ronald F. Niesen and Barbara Y. Niesen have since died, with Barbara Niesan predeceasing Ronald F. Niesen. The Will of Ronald F. Niesen of record in Doc. No. 5678/1608975, Docket No. 0410-1368, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Heather Niesen Wolper.

Jonathan Paul Wolper spouse of Heather Niesen Wolper joins in this conveyance for the sole purpose of conveying any and all marital interest in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3300 Page 72, said Register's Office, which Plan shows a 90 foot minimum building setback line from Beauregard Drive and a 10 foot easement for public utility purposes along the rear and northwesterly line(s) of said lot and a 2.5 x 25 foot utility anchor easement located on the southeasterly front corner of said lot..

This instrument is executed on behalf of Heather Niesen Wolper and Jonathan Paul Wolper by William F. Long, Jr. as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 5805 Beauregard Drive, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of November, 2004.

Heather Niesen Wolper By: William F. Long, Jr., Atty-in-Fact

Heather Niesen Wolper By: William F. Long, Jr., Atty-in-Fact

Jonathan Paul Wolper By: William F. Long, Jr., Atty-in-Fact

Jonathan Paul Wolper By: William F. Long, Jr., Atty-in-Fact

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $397,000.00

Affiant

Sworn and subscribed before me this 8th day of November, 2004

My Commission Expires: NOTARY PUBLIC LARGIE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary Public

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **William F. Long, Jr.** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Heather Niesen Wolper and Jonathan Paul Wolper** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 8th day of November, 2004

Notary Public

My Commission Expires:

KRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Heather Niesen Wolpher, as devisee under the will of Ronald Frank Niesen of record in Doc. No. 5678/1608975, Docket NO. 04P-1368 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division

TO: Curt Casassa and spouse, Julie Casassa

State of Tennessee
County of Williamson

AFFIDAVIT

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

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

William F. Long, Jr., Affiant

Sworn to and subscribed before me this

8th day of November, 2004

Notary Public

My Commission Expires:

KRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007