03

Rothy Title 48-A

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 12/02/04 09:34 2pgs
Fees:13.00 Taxes:1004.55
20041202-0143422

W & I Ref: gj Title No: 45963

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Steven Berman Susan H. Berman 104 Montcastle Court Nashville, Tennessee 37221	SAME

TAX MAP-PARCEL NUMBERS: 155-02-A-040

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$271,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Curt Casassa and spouse, Julie Casassa**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steven Berman and spouse, Susan H. Berman** 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. 40 on the Plan of Montcastle Estates of record in Book 6900, pages 326 and 327, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Curt Casassa and wife, Julie Casassa by deed from Tennessee Construction Company, a Tennessee Corporation of record in Book 9151, page 957, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Pages 326 and 327, said Register's Office, which Plan shows a 20 foot minimum building setback line from Montcastle Court, together with a designated building site, and 10 foot easement for public utility purposes along the front line(s) of said lot; A 15 foot utility and drainage easement located on the easterly line of said lot and a 7.5 foot easement for public utility and drainage purposes along the rear lines of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 7260, page 295, Book 7170, page 926, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 104 Montcastle Court, Nashville, Tennessee 37221

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 15th day of November, 2004 .

Curt Casassa

Julie Casassa

State of TENNESSEE
County of DAVIDSON

On this 15th day of November, 2004 , before me the undersigned authority, personally appeared **Curt Casassa and Julie Casassa** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $271,500.00

Affiant

DIANE K. MANN NOTARY PUBLIC AT LARGE WILLIAMSON CO.

Sworn and subscribed before me this 15th day of November, 2004

Notary Public

My Commission Expires: 3/14/05