THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219
(615) 244-5480

Davidson County DEEDWARR
Recvd: 06/01/05 15:42 2 pgs
Fees:13.00 Taxes:432.53
20050601-0061900

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 83-14/145

The actual consideration or value, whichever is greater, for this transfer is $116,900.00

Affiant

Subscribed and sworn to before me this the 31st day of May, 2005.

LINDA F. BURNSED NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

My Commission Expires: 1/24/09

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Jeffrey Mark Casella and Letha Laret Boling Casella
(Name)
1814 Russell Street
(Street Address)
Nashville, TN 37206

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Sixteen Thousand Nine Hundred Dollars ($116,900.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **PAMELA DAMON, an unmarried woman,** hereinafter collectively called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **JEFFREY MARK CASELLA and LETHA LARET BOLING CASELLA, husband and wife,** hereinafter collectively called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 59 Block "B", on the Plan of Priest Home Place, as of record in Plat Book 161, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description hereof.
>
> Being the same property conveyed to Pamela Damon by Deed of record on May 21, 2003 and recorded as Instrument No. 20030521-0069679, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that she is 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

"Grantor" does further covenant and bind herself, her heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," their successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 31st day of May, 2005.

Paméla Damon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Pamela Damon, an unmarried woman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 31st day of May, 2005.

LYNDA F. BURNSED STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 1/24/09

Y:\dirmick\Real Estate\3827-Casella\Warranty Deed.doc