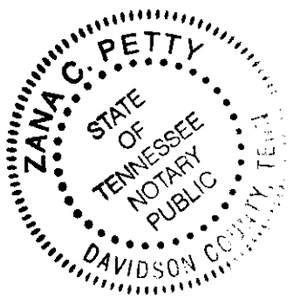
FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,000.00

Carl Cassell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of September, 2005

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Carl Cassell	Mortgage Investors Group	Map 96
725 Oak Ridge Drive	8320 East Walker Springs Lane	Group 9-O-A
Union, KY 41091	Knoxville, TN 37923	Parcel 717-CO

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

Dorothy N. Cook, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Carl Cassell and wife, Nancy Cassell
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 Unit No. A-717, on the Plan of Emery Place, of record in Plat Book 6250, Page 719, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lillian J. Cook and Dorothy N. Cook, as joint tenants with right of survivorship, by deed from Gerald F. Briggs and wife, Lorraine Briggs, of record in Book 10251, Page 338, said Register's Office, dated November 1, 1996. The said Lillian J. Cook now being deceased.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6715, Page 96; Book 6783, Page 205; Book 6845, Page 515; and Book 6715, Page 130, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 719; and (3) Sanitary Sewer Easement of record in Book 6342, Page 521, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

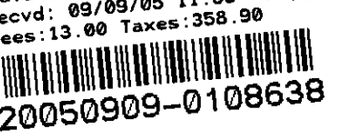
This is Improved (X) property, known as 717 Kent Road, Nashville, TN 37214

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 my hand this 6th day of September, 2005.

Dorothy N. Cook by Beverly R. Reeder, Atty. in Fact
Dorothy N. Cook

Davidson County DEEDWARR
Recvd: 09/09/05 11:38 2 pgs
Fees:13.00 Taxes:358.90



20050909-0108638

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Beverly R. Reeder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Dorothy N. Cook as her Attorney in Fact as the free act and deed of the within named Dorothy N. Cook.
Witness my hand and official seal at Nashville, Tennessee the 6th day of September, 2005.

My Commission Expires:01/27/07

Notary Public

