Davidson County DEEDWARR
Recvd: 03/06/06 11:03 2 pgs
Fees:13.00 Taxes:551.30

20060306-0025504

WARRANTY DEED

ET-06-0183

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Ronald J Moss
Affiant

Subscribed and sworn to before me, this 1st DAY OF March, 2006.

Rita B Mitchell
Notary Public

MY COMMISSION EXPIRES: 6-14-09
(AFFIX SEAL)

RITA B. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Mary Frances Rudy, Attorney at Law
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Retail Builders Inc.	~~AmSouth Bank~~ RETAIL BUILDERS INC	
2201 Crescent Valley Lane	(NAME) 14464 Lebanon Road	64-16-D-137.00CO
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we PAUL CASNER AND NANCY CASNER, HUSBAND AND WIFE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RETAIL BUILDERS INC ~~AND RETAIL BUILDERS INC~~ hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 295 on the Plan of Section Three, Truxton Park of record in Instrument Number 20011024-0116272, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Paul Casner and Nancy Casner, husband and wife, by deed from Beazer Homes Corp, DBA Phillips Builders, a Tennessee Corporation as of record in Instrument Number 2002007-0028795, Register's Office for Davidson County, Tennessee,
Restrictive Convenants of record in Deed Instrument number 20001011-0100896, Instrument number 20010522-052910, Instrument Number 20021030-0107559, Instrument Number 20020506-0055597 and Instrument Number 20020123-0009419, Register's Office of said County.
Subject to Charter as of record in Instrument number 20001101-0108603, Register's Office for said County.

Subject to By Laws as of record in Instrument number 20001101-0108604, Register's Office for said County.

Subject to Common Area Deed as of record in Instrument Number 20050311-0027266, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record, if any.

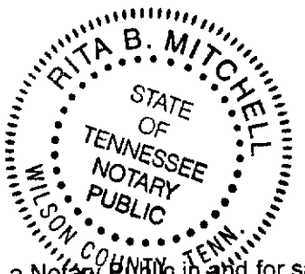
unimproved ( )
This is improved (X) property, known as 2201 Crescent Valley Lane, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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/our hand(s) this 1st day of March, 2006.

Paul Casner
Paul Casner

Nancy Casner
Nancy Casner



STATE OF Tennessee
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Casner and Nancy Casner, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at MT. JULIET, Tennessee, this 1st day of March, 2006.

My Commission Expires: 6-17-07

Rita B. Mitchell
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 1st day of March, 2006.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122