Davidson County DEEDWARR
Recvd: 04/25/06 13:31 3 pgs
Fees:18.00 Taxes:347.80

20060425-0047202

Name and Address of New Owner:

Richard Cassell
3269 Lakeford Drive
Nashville TN 37214

Send Tax Bills To:

Same

Prepared by:

Southeast Title
555 Marriott Dr., S-170
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $94,000.00

Affiant

Subscribed and sworn to before me on 04/04/06.

Notary Public

My Commission Expires: 7/25/09

Map & Parcel No.
108.11-0 005.00

Dellana Lowhorn
State of Tennessee Notary Public
Davidson County

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Sheila Agee, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Richard Cassell, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT A

Being the same property conveyed to Sheila Agee by Deed from Nancy P. Beckham Conn, a married person, dated9-25-96, of record in Book 10206, page 374, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 3269 Lakeford Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 04/04/06.

Sheila Agee by
Sheila Agee
Sharon Mayberry Follis
Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of April 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared Sharon Mayberry Follis to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sheila Agee, and acknowledged that she executed the same as the free act and deed of the said Sheila Agee

Witness my hand and official seal at Nashville, Tennessee, this the 4th day of April, 2006.

Dellana Lowhorn
State of Tennessee Notary Public
Davidson County

Notary Public 7/25/09

EXHIBIT " A"

BEING Lot No. 117-B, Zone Lot Division, Lots Nos. 43, 116 and 117, East Lake Subdivision, Section Four, of record in Plat Book 6250, Page 109, amending Plat Book 5800, Page 245, 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 RICHARD CASSELL, A MARRIED MAN, by Warranty Deed from Sheila Agee, of record in Book 10206 , Page 314 in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3269 Lakeford Drive, Nashville, TN 37214.