10/13/09 JRR/aw

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P.O. Box 190481
Nashville, TN 37219-0481
Tel: (615) 256-2694
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BILL GARRETT, Davidson County
Trans:T20090069701 DEEDWARR
Recvd: 10/13/09 12:02 3 pgs
Fees:18.00 Taxes:314.45
20091013-0094926

**NOTE TO REGISTER**: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481.

Address New Owner(s) as follows: **James L. McCaskill, Jr., 390 Ocala Drive, Nashville TN 37211**

Name and Address of the person or entity responsible for payment of real property taxes: Chase Home Finance, P. O. Box 8001071, Louisville KY 40209-1871

Map/Parcel No. **161 08 0 072.00**.

**WARRANTY DEED**

For and in consideration of the sum of TEN and 1 DW no/100 ($10.00) **DOLLARS**, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, including assumption of the balance owing on a mortgage payable to Chase Manhattan Mortgage Corporation in the original principal amount of $93,550.00, secured by Deed of Trust from Diane W. Wilson, unmarried, to David R. Wilson, Trustee, of record as Instrument No. **20030811-0113951**, Register's Office for **Davidson** County, Tennessee, the receipt and adequacy of which are hereby acknowledged, I, **DIANE W. WILSON**, unmarried, hereinafter referred to as Grantor, have bargained and sold, and by these presents do hereby transfer and convey to **JAMES L. McCASKILL, JR.**, his heirs and assigns, hereinafter referred to as Grantee, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is **improved** property located at and known as **390 Ocala Drive, Nashville, Davidson County, Tennessee 37211**.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **JAMES L. McCASKILL, JR.**, his heirs and

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, except as stated herein. Grantor further covenants and binds herself/her heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Grantor further covenants the Real Property contemplated to be transferred hereby is not her residence.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**WITNESS** my hand this 13 day of OCT 2009.

Diane W. Wilson
**DIANE W. WILSON**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **DIANE W. WILSON**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of October 2009.

L R. B
Notary Public

My commission expires 01072013

JOHN R. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $84,985.25.

James L. McCaskill Jr
Affiant

Subscribed and sworn to before me this 13th day of October 2009.

L R. B
Notary Public

My commission expires 01072013

JOHN R. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**EXHIBIT A**

Map/Parcel No. **161 08 0 072.00**
Field Book No. _____
**390 Ocala Drive**
**Nashville TN 37211**

Land in **Davidson** County, Tennessee, being Lot No. **103** on the Plan of Southwood, as of record in Book 2663, page 125, Register's Office for **Davidson** County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to **Diane W. Wilson** by Deed from **Gerald Douglas Vetitoe and wife, Dimple Dean Vetitoe**, and shown of record in Book **11216**, page **881**, Register's Office for **Davidson** County, Tennessee.