THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
Bank of Goodlettsville, Suite 301
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
James Robert McCasland, Jr., et ux 305 South Main Street Goodlettsville, TN 37072	Same as New Owner	Map 25-8 Par. 12 GO-01315

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, RICHARD E. THONI, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto the said JAMES ROBERT McCASLAND, JR. and wife, BARBARA McCASLAND, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the unrecorded plan of J. W. Harris Subdivision of the Clark Home Place, and described according to a copy of a survey thereof made February 16, 1959, by William Collier Parrish Associates, as follows:

BEGINNING at a point in the Westerly margin of the Dickerson Pike at the Northeast corner of the property conveyed to Louise E. Caruthers by Deed from Elton C. Morris and wife, of record in Book 1972, page 632, Register's office for said county; thence along Caruthers' North line North 88° 58' West 190 feet to an iron stake; thence at right angles North 1° 02' East 72 feet to an iron stake; thence at right angles South 88° 58' East 95.83 feet to an iron stake; thence North 32° 21' East 149.07 feet to an iron stake in the West Margin of Dickerson Pike; thence with the margin of the same South 3° 45' East 200.1 feet to the point of beginning.

BEING the same property conveyed to Richard E. Thoni by deed from Reproco, Inc. of record in Book 4920, page 132, Register's Office for Davidson County, Tennessee.

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 RICHARD E. THONI, the GRANTOR, does covenant with the said GRANTEES, that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except:

1. 1988 taxes which are a lien but not yet due and payable, which have been prorated as of the date of the execution of this deed and which shall be paid in full by the GRANTEES, when due; and,

2. Easement for sanitary sewers in favor of the City of Goodlettsville, Goodlettsville, Tennessee, its successors and assigns, of record in Book 4468, page 438, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of the metes and bounds of said sewer easement.

And RICHARD E. THONI, the GRANTOR, does further covenant and bind himself, his 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.

WITNESS my hand on this the 11th day of June, 1988.

RICHARD E. THONI

9380

IST TIFF REFERENCE

RECEIVED JUN 9 11 AM '88 WILSON IT REGISTER DAVIDSON COUNTY, TN

STATE OF FLORIDA }
COUNTY OF [illegible] }

4736 06/14 0101 03CHECK 426.50

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD E. THONI, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 11 day of June, 1988.

Dorothy Thoni
NOTARY PUBLIC

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES JULY 27, 1990.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

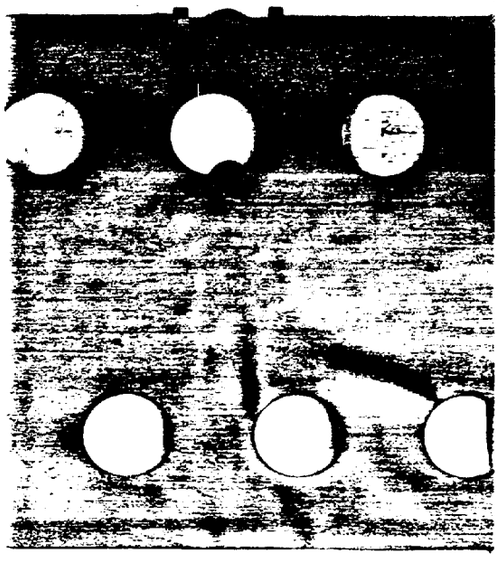
James Robert McCasland Jr.
Affiant

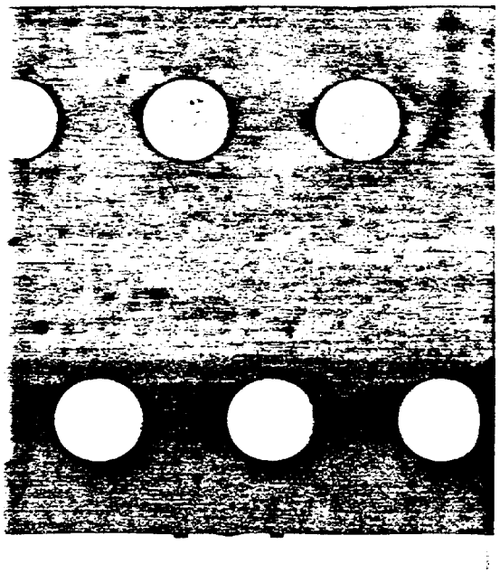
Sworn to and subscribed before me, this the 10th day of June, 1988.

NOTARY PUBLIC

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

My Commission Expires: 1-10-89





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7571 PAGE 480

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 150000.00
				CON TX 420.00
				PRFEE 0.50
				WDEED 0.60
				ERR CO
				WDEED 0.60-
				WDEED 6.00
				TOTAL 426.50
				CHECK 426.50

06/14/88 01 09:10 0001 4736

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

393380

IDENTIFICATION REFERENCE

JUN 14 9 11 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 101575