THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

BOOK 10225 PG 567

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Thomas Anderson 303 S. Main St. Goodlettsville, TN 37072	Same as New Owner	Map 25-4 Parcel 107 Field Book GO 01305

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, BARBARA McCASLAND, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto THOMAS ANDERSON, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being part of Lot No. 3 and being part of the northeasterly party of a 7 acre tract, more or less, conveyed to P. Maynard Madison, et al, by deed of record from Roy W. Brown, et ux, in Book 2090, page 271, Register's Office for Davidson County, Tennessee, and described according to said survey by Ralph W. C. Lambert, Surveyor, as follows:

BEGINNING at an iron pin located 160 feet westerly from the westerly margin of Dickerson Road at the northwest corner of the lot on which the Town House Cafe is located; thence South 85 deg. 30 min. west 290 feet to an iron pin; thence South 7 deg. West 151 feet to an iron pin; thence North 85 deg. 30 min. East 325 feet to an iron pin; thence North 6 deg. 30 min. West 158 feet to the point of beginning.

BEING the same property conveyed to Barbara McCasland by Quitclaim Deed from James Robert McCasland, Jr. and Barbara McCasland, of record in Book 9799, page 369, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 303 S. Main St., Goodlettsville, TN 37072.

EASEMENTS: GRANTOR further conveys to the GRANTEE, his heirs or assigns, a 12-foot driveway easement for ingress and egress from Dickerson Road to the property hereinabove described and an easement for a waterline as set forth in the deed from Lillian E. Madison, et vir, to Harold B. Porter, et ux, of record in Book 3506, page 189, 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 GRANTEE, his heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am 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 as follows:

1. Taxes for the year 1996, which are a lien but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to sanitary sewers granted to the City of Goodlettsville of record in Book 4362, page 948, said Register's Office.

3. Subject to the 12-foot driveway easement for ingress and egress as described and set forth hereinabove.

4. Subject to a waterline easement set forth in the deed from Lillian E. Madison, et vir to Harold B. Porter, et ux, of record in Book 3506, page 189, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 15th day of October, 1996.

"GRANTOR"
Barbara McCasland
BARBARA McCASLAND

"GRANTEE"
Thomas Anderson
THOMAS ANDERSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA McCASLAND and THOMAS ANDERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 15th day of October, 1996.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $110,00.00.

Thomas Anderson
Affiant

Sworn to and subscribed before me, this the 15th day of October, 1996.

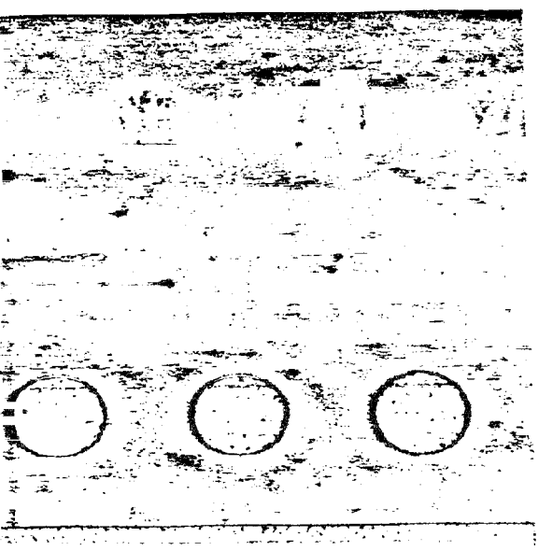
Patsy C. Davidson
NOTARY PUBLIC

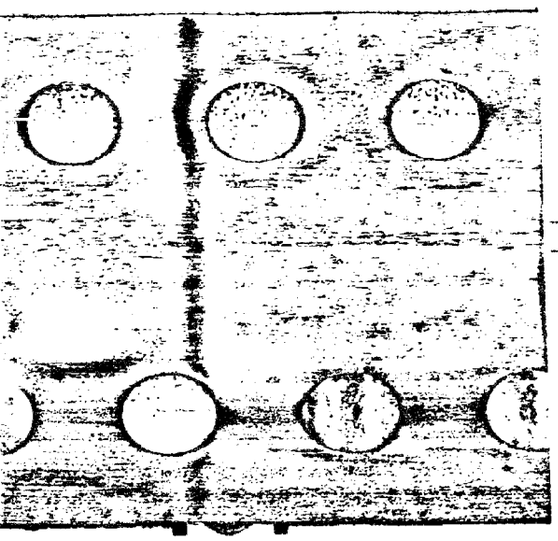
PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

0236521
IDENTIFICATION REFERENCE

96 OCT 16 AM 9:30
REGISTER
DAVIDSON COUNTY, TN.

0445 10/16 0101 03CHECK 4





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

RECEIVED OF _____

FOR _____

BOOK 10226 PG 569

CO CONVEYANCE
MO MORTGAGE
WD WARRANTY DEED
TD TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 110000.00
				CON TX 407.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 416.00
				CHECK 416.00
10/16/96	01			09:31 0001 0445

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0236521
IDENTIFICATION REFERENCE

96 OCT 16 AM 9:32
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

№ 1077484

No. [redacted]