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

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
James R. McCasland, Jr., et al 307 South Main Street Goodlettsville, TN 37072	Same as New Owner	Map 24 Parcel 69

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, BESSIE R. McCASLAND, CINDY McCASLAND, BARBARA TALLEY, JAMES R. McCASLAND, JR. and CAROL M. EDWARDS, the widow and all of the heirs-at-law of James R. McCasland, Sr., deceased, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto CINDY McCASLAND, BARBARA TALLEY, JAMES R. McCASLAND, JR. and CAROL M. EDWARDS, hereinafter referred to as the "GRANTEES", as joint tenants, with survivorship obtaining, and not as tenants in common, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: 0034 06/20 0101 03CHECK 163.00

A certain tract or parcel of land in Davidson County, Tennessee described according to a survey dated September 3, 1985 J. Bruce Rainey, Registered Land Surveyor, License No. 823, Job No. 85-412, as follows:

BEGINNING at a fence corner, marking the most northerly corner of this tract, the southeast corner of the land conveyed to Ruth Dorris McCasland and Margie Virginia McCasland Clendennin of record in Book 1372, page 104, Register's Office for Davidson County, Tennessee and the northwest corner of the property conveyed to Anita E. Davy of record in Book 2045, page 557, Register's Office for Davidson County, Tennessee; thence with the westerly line of Davy, along a fence line, South 02 deg. 47' 20" West, 568.15 feet to an iron pin; thence continuing with said fence line, South 05 deg. 35' 39" West, 46.22 feet to an iron pin at a fence corner; thence with the southerly line of Davy, along a fence line, South 78 deg. 06' 36" East, 329.50 feet to an iron pin; thence South 79 deg. 34' 04" East, 243.75 feet to an iron pin at a fence corner; thence continuing with the fence line, South 05 deg. 40' 17" East, 507.99 feet to an iron pin; thence continuing with said fence line, South 11 deg. 22' 03" East, 243.77 feet to an iron pin at or near a creek; thence continuing with said fence line, South 66 deg. 00' 57" West, 175.67 feet to an iron pin at a fence corner; thence continuing with said fence line, North 85 deg. 22' 07" West, 112.74 feet to a point in the fence line; thence continuing with the said fence line, North 65 deg. 40' 05" West, 230.54 feet to a point on the fence; thence continuing with said fence line, North 62 deg. 36' 32" West, 219.15 feet to a point on the fence; thence continuing with said fence line, North 88 deg. 58' 45" West, 80.11 feet to a point on the fence line; thence continuing with said fence line, North 79 deg. 27' 46" West, 109.12 feet to a point on the fence; thence continuing with said fence line, North 87 deg. 02' 39" West, 146.35 feet to a point on the fence; thence continuing with said fence line, North 85 deg. 13' 51" West, 171.76 feet to a point on the fence; thence continuing with said fence line, North 87 deg. 23' 14" West, 509.16 feet to a point on the fence; thence continuing with said fence line, North 88 deg. 53' 06" West, 131.28 feet to a 18" hackberry tree at a fence corner; thence continuing with said fence line, North 04 deg. 05' 25" East, 366.42 feet to a 15" hackberry tree; thence North 39 deg. 26' 55" East, 320.24 feet to an iron pin; thence North 42 deg. 34' 25" East, 409.95 feet to an iron pin; thence North 13 deg. 15' 14" East, 212.57 feet to an existing iron pin; thence North 73 deg. 05' 46" East, 564.17 feet to the point of beginning and containing 35.88 acres, more or less.

Being a part of the same property conveyed to James R. McCasland, Sr. by deed from B.W. McCasland and wife, Ella McCasland, filed for record in Book 01225, page 215, Register's Office for Davidson County, Tennessee. James R. McCasland, Sr. died on May 27, 1998, survived by his widow, Bessie R. McCasland, and his children, Cindy McCasland, Barbara Talley, James R. McCasland, Jr. and Carol Edwards, being the only children born to or adopted by James R. McCasland, Sr. during his lifetime and his only heirs-at-law. No probate or administration of the Estate of James R. McCasland, Sr. was made following his death; however, all debts and obligations owing by James R. McCasland, Sr., during his lifetime or by reason of his death, have been fully paid and satisfied.

EASEMENT: GRANTORS further convey to the GRANTEES an easement, 15 feet in width, across neighboring properties, and along an old road for ingress and egress for the property described above to Dry Creek Road reserved for the GRANTEES in the deed to J. Robert McCasland dated March 14, 1942 and filed for record in Book 1225, page 215, Register's Office for Davidson County, Tennessee, which private road has been used as a means of ingress and egress to the said property for more than 60 years.

The said property is unimproved property located on Dry Creek Road, Goodlettsville, TN.

The foregoing description was prepared from a survey dated September 3, 1985 by J. Bruce Rainey, Registered Land Surveyor, License No. 823, Job No. 85-412.

By their signatures hereto, the GRANTORS and the GRANTEES understand and agree that ownership and title to the said real property shall be vested in CINDY McCASLAND, BARBARA TALLEY, JAMES R. McCASLAND, JR. and CAROL M. EDWARDS, as joint tenants, with survivorship obtaining, and not as tenants in common--that is, in the event of the death of any one or more of the GRANTEES the survivors or survivor shall continue to own and hold title to the said property as joint tenants and not as tenants in common; and that the ultimate survivor shall own and hold title to the said property in fee simple.

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 or assigns, forever.

And the GRANTORS do covenant with the said GRANTEES, that they are 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 for:

1. 1999 State and County real property taxes, which are a lien but not yet due and payable, and which will be paid in full by the GRANTEES, when due.

And the GRANTORS do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEES, their heirs or assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on day and date last acknowledged below.

"GRANTORS"

Bessie R McCasland
BESSIE R. McCASLAND

Cindy McCasland
CINDY McCASLAND

Barbara Talley
BARBARA TALLEY

"GRANTEES"

Cindy McCasland
CINDY McCASLAND

Barbara Talley
BARBARA TALLEY

James R. McCasland Jr.
JAMES R. McCASLAND, JR.

JAMES R. McCASLAND, JR.

CAROL M. EDWARDS

CAROL M. EDWARDS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BESSIE R. McCASLAND, CINDY McCASLAND, BARBARA TALLEY, JAMES R. McCASLAND, JR. and CAROL M. EDWARDS, 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 19th day of August, 1999.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 29, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $40,000.00, which represents the full value of the interest of Bessie R. McCasland in the said property.

Affiant

Sworn to and subscribed before me, this the 19th day of August, 1999.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 29, 2001

06226936

IDENTIF. & REFERENCE

99 AUG 20 PM 2:51

REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11628 PAGE 826

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

0626936
IDENTIF. ← REFERENCE

99 AUG 20 PM 2:51

REGISTER
DAVIDSON COUNTY, TN.

CAMT	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	163.00
CHECK	163.00

08/20/99 01 14:51 0001 8884

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1504907