Return to: **All-Star Title, Inc.** **120 Donelson Pike, Ste 201** **Nashville, TN 37214** Ph: (615) 883-5883 Fax (615) 883-7543	State of Tennessee County of DAVIDSON The actual consideration or value, whichever is greater, for this transfer is **$34,426.56.** Affiant Subscribed and sworn to before me, this the 25th day of March, 2004. Notary Public My commission expires: 1/08/06 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Steven Pellett	**America's Money Line**	**045-049.00**
920 Mayberry Lane	**2182 N Gallatin Road**	
Ashland City TN 37015	**Madison TN 37115**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Eddie D Castleman, and wife, and Mary Jo Castleman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven Pellett, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Located in the 14th Civil District of Davidson County, Tennessee, described as follows: Beginning at an iron pin, Sam B Walker, III's southwest corner, as shown in Book 5459, Page 663, Register's Office for Davidson County, Tennessee; thence with Walker's south line, North 88 degrees 04' 57" East 1062.91 feet passing through an I P and M F P offset at 26.15 feet to the centerline of a 50-foot ingress and egress easement; thence with the centerline of said 50-foot ingress and egress easement, South 15 degrees 08' 31" West 104.66 feet; South 31 degrees 46' 29" West 83.38 feet; South 47 degrees 48' 52" West 612.67 feet; South 58 degrees 12' 47" West 233.87 feet; South 64 degrees 42' 53" West 136.97 feet; South 77 degrees 58' 49" West 100.92 feet; and South 84 degrees 00' 15" West 67.15 feet; thence North 4 degrees 22' 15" West passing through an I P and M F P offset at 25 feet, in all 754.41 feet to the beginning, according to survey of Thomas H Alley No. 922, dated March 21, 1985.

Included but Excluded A tract of land located in the former 14th Civil District of Davidson County, Tennessee, and more particularly described as follows, according to a survey by Barry Greer and Association, Tennessee R L S No. 211, 2910 Elm Hill Pike, Nashville, TN 37214, (615) 883-3649, dated 2/5/91. Beginning at an iron pin, said pin being the Northwest corner of the property conveyed to Eddie D Castleman, et ux, by deed of record in Book 7819, Page 579, R O D C and said pin being the Southwest corner of the property conveyed to Sam D Walker III, et ux by deed of record in Book 5453, Page 663, R O D C, and proceeding as follows: Thence, with said Walker's South boundary, North 88 degrees, 04 minutes, 57 seconds East, a distance of 318.81 feet to an iron pin set in a 19" oak stump; Thence, severing the property of said Castleman, South 04 degrees, 22 minutes, 15 seconds East, a distance of 636.22 feet to an iron pin set in the North boundary of a 50 foot wide ingress-egress easement; Thence, with said easement's boundary, South 58 degrees, 12 minutes 47 seconds West, a distance of 37.94 feet to a point; Thence, with said easement's boundary, South 64 degrees, 48 minutes, 58 seconds West, a distance of 132.84 feet to a point; Thence, with said easement's boundary, South 77 degrees, 58 minutes, 49 seconds West, a distance of 96.70 feet to a point; Thence, with said easement's boundary, South 84 degrees, 00 minutes, 15 seconds West, a distance of 65.13 feet to an iron pin set in the East boundary of the property conveyed to Jeffrey W McLaughlin, et ux, by deed of record in Book 7729, Page 161, R O D C said pin also being located North 04 degrees, 22 minutes, 15 seconds West, a distance of 25.01 feet from said Castleman's Southwest corner in the center line of said 50 foot wide ingress-egress easement; Thence, with said McLaughlin's East boundary, North 04 degrees, 22 minutes 15 seconds West, a distance of 729.40 feet to the beginning.

Being the same property conveyed to Eddie D Castleman and wife Mary Jo Castleman, by Deed from Robert Miller and wife Dianne Miller, dated 04/15/1989, of record in Book 7819, Page 579, Register's Office for Davidson County, TN.

This is improved property, known as 920 **Mayberry Lane, Ashland City TN 37015**

Davidson County DEEDWARR
Recvd: 04/06/04 11:38 2pgs
Fees:13.00 Taxes:127.38

20040406-0039083

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **25th** day of **March, 2004.**

Eddie D Castleman

Eddie D Castleman

Mary Jo Castleman

Mary Jo Castleman

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Eddie D Castleman, and wife, and Mary Jo Castleman,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31 day of **March 2004.**

Notary Public

My Commission Expires: 1/28/06

