Box 29

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

14301

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Cathy Moreland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December, 2004.

Ollie Mai Parsley
Notary Public

MY COMMISSION EXPIRES: 11/25/2006

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cathy Moreland	Chase Manhattan Mortgage Corporati	Map 44, Parcel 9
(NAME)	(NAME)	
302 Claudia Drive	1400 E. Newport Center Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Old Hickory, TN 37138	Deerfield Beach, FL 33442	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Casey E. Moreland

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

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:

See exhibit A attached hereto and made a part hereof.

Davidson County DEEDWARR
Recvd: 12/29/04 14:57 4pgs
Fees:23.00 Taxes:555.00

20041229-0154113

This is improved property known as 302 Claudia Drive, Old Hickory, TN 37138

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 we do covenant with 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 is unencumbered, unless otherwise herein set out; and we do further covenant 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 his hand this 27th day of December, 2004.

Casey E. Moreland

File No.: 14301

ATTACHMENT

LAND in the 4th Civil District of Davidson County, Tennessee, in Hadley Bend of the Cumberland River near Old Hickory, Tennessee, being a part of the southerly part of Tract No. 19 of the Nashville Industrial Corporation Farms, not of record, described according to a survey by N. G. Jenkins, Surveyor, October 15, 1960, and described as follows:

Beginning at a concrete monument in the westerly line of Tract No. 19, said line being also the dividing line between Tract Nos. 18 and 19 of Nashville Industrial Corporation land, said concrete monument being located 1609.4 feet from the southerly margin of Robertson Road, and being the southwest corner of the Knoll Subdivision, as of record in Book 2330, page 94, Register's Office for Davidson County, Tennessee; thence South 58 deg. 08 min. East 274.8 feet to a concrete monument; thence South 40 deg. 44 min. East 93.6 feet to an iron pin; thence South 41 deg. 56 min. West 1704 feet, plus or minus, to an iron pin at low water mark of the Cumberland River; thence along the low water mark of the river, North 46 deg. 49 min. West 16.4 feet to a point, continuing with the low water mark, North 34 deg. 35 min. West 562.3 feet, plus or minus, to a stake; thence leaving the river and North 49 deg. 16 min. East 1526.8 feet to the beginning, containing 17.1 acres, plus or minus.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACTS OF LAND:

Tract 1: Land in the Fourth Civil District of Davidson County, Tennessee, being 12.1 acres according to the survey of John D. McCormick, Land Surveyor, dated October 13, 1973, and described as follows:

Beginning at an iron pin in the southwest corner of Martin R. Jones property acquired by him in Book 3163, page 323, Register's Office for Davidson County, Tennessee, and said beginning point being in the Hadley Bend in the low water mark on the Cumberland River and the southeast corner of the land herein described and subject to any easements for the flow of the Cumberland River and at the low water line; thence North 46 deg. 49 min. West 16.4 feet with the low water line of the river; thence North 34 deg. 35 min. West 562.3 feet with the river to an iron pin; thence North 49 deg. 16 min. East with a fence 960.9 feet to an iron pin; thence South 46 deg. 28 min. East 412.4 feet with a fence to an iron pin; thence South 46 deg. 28 min. East 25.03 feet to a point in a fence line; thence South 41 deg. 56 min. West 1094.5 feet with a fence to the point of beginning.

Tract 2: Land in the Fourth Civil District of Davidson County, Tennessee, according to a survey by John D. McCormick, Surveyor, dated October 13, 1973, being a 50 foot wide strip of land extending generally southerly from Claudia Drive to a 11.5 acre tract and a 12.1 acre tract purchased from Grantors by John L. Crandall in separate deeds. This strip of land is described as follows:

Beginning at a concrete monument in the southwest corner of Claudia Drive where it intersects the northerly line of the 5.01 acre tract of land retained by Martin R. Jones and wife, and also, being the northwest corner of the within described land; thence North 40 deg. 44 min. West crossing Claudia Drive 50 feet to a concrete monument; thence with a curve going generally south with a radius of 63.83 and a length of 83.98 feet to a point; thence South 26 deg. 05 min. East 17.5 feet to an iron pin; thence southerly with a curve having a radius of 19.46 feet and a length of 23.10 feet to an iron pin; thence South 41 deg. 56 min. West 529.5 feet to an iron pin in the northerly line of a 12.1 acre tract purchased by John L. Crandall and then continuing with the northerly boundary of said 12.1 acre tract, South 46 deg. 28 min. East 25.03 feet to a point; thence South 34 deg. 09 min. East 25.7 feet along the northerly line of a 11.5 acre tract purchased by John L. Crandall to an iron pin; thence North 41 deg. 56 min. East 535.7 feet to an iron pin; thence with a curve having a radius of 69.46 feet and length of 82.46 feet to an iron pin; thence North 26 deg. 05 min. West 17.5 feet to an iron pin; thence with a curve and in a generally northerly direction with a radius of 13.83 feet and a length of 18.20 feet to the point of beginning.

Being the same property conveyed as a right of way Easement to John L. Crandall by instrument of record in Book 4763, page 743, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James E. Moreland by deed recorded at Instrument No. 20010802-0082268, said Register's Office. The said James E. Moreland having died on October 6, 2003, intestate. Property vests in his only two heirs, James E. Moreland and Cathy Moreland Jones and Casey E. Moreland. The said Cathy Moreland Jones having conveyed her interest to Casey E. Moreland by quit claim deed, dated October 21, 2003, filed of record in Instrument Number 20031024-0157512, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

The above described property is not the primiary residence of the Grantor.

14301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named

Casey E. Moreland

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of December, 2004.

My commission expires 11/25/2006

Notary Public/ Ollie Mai Parsley



My Commission Expires NOV. 25, 2006