Davidson County DEEDWARR
Recvd: 03/23/05 10:38 3 pgs
Fees:18.00 Taxes:37.00
20050323-0031528

This instrument prepared by Frazier & Whitworth, Attorneys at Law,
116 East Main Street, P. O. Box 208, Camden, Tennessee 38320

THIS INSTRUMENT PREPARED WITHOUT
THE BENEFIT OF A TITLE EXAMINATION

map 3 parcel
045-00-0
050.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid to the Grantors by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, EDDIE D. CASTLEMAN and wife, MARY JO CASTLEMAN, have bargained and sold and by these presents do hereby transfer and convey unto STEVE PELLETT, his heirs and assigns, as Grantee, the following described tract or parcel of land located in Davidson County, Tennessee, and more particularly described as follows:

> 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 B. 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, 42 minutes, 53 seconds West, a distance of 132.64 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 centerline 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, and containing 5.100 acres, more or less.
>
> This being the same property conveyed to Eddie D. Castleman and wife, Mary Jo Castleman by quitclaim deed from John M. Simms, Trustee, dated February 28, 1991,of record in Book 8301, page 907, Register's Office of Davidson County, Tennessee, also being a part

of the same property conveyed to Eddie D. Castleman and wife, Mary Jo Castleman by deed from Robert Miller and wife, Dianne Miller, of record in Book 7819, page 579, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforedescribed real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto STEVE PELLETT, his heirs and assigns, in fee simple forever.

We covenant and agree to and with the Grantee that we are lawfully seized and possessed of said real estate, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 15th day of April, 2004

Ed Castleman
EDDIE D. CASTLEMAN

Mary Jo Castleman
MARY JO CASTLEMAN

STATE OF TENNESSEE

COUNTY OF BENTON

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, the within named EDDIE D. CASTLEMAN and MARY JO CASTLEMAN, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

WITNESS MY hand and official seal at office in Camden, Tennessee, this the 15th day of April, 2004.

Angela Barnes
NOTARY PUBLIC

My Commis[illegible]



(Statement required by Chapter 178, Public Acts of 1967 as amended)

STATE OF TENNESSEE

COUNTY OF BENTON

The undersigned hereby swears or affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10,000, which amount is equal to, or greater than, the amount which the property transferred would command at a fair voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me,

this the _____ day of _____, 2004.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 10,000.00
Steve Pellett
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 23 DAY OF March 20 04
Jennifer Ward
Deputy Register

_____
REGISTER/NOTARY PUBLIC

SEND TAX STATEMENT TO:
NEW OWNER
Steve Pellett
920 Mayberry Lane
Ashland City, TN

Y32304