Davidson County DEEDWARR
Recvd: 10/19/05 11:22 2 pgs
Fees:13.00 Taxes:13.88
20051019-0126027

This Instrument Prepared By:
Wm. Lee Horn, Esq.
BAYDOUN & KNIGHT, PLLC
424 Church Street, Suite 2650
Nashville, Tennessee 37219

GENERAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Cindy E. McCasland 863 Dry Creek Goodlettsville, TN 37072	Cindy E. McCasland 863 Dry Creek Goodlettsville, TN 37072	17-298

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollars ($1.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Eric R. Goodman,** a resident of the State of Tennessee, individually, as Trustee or otherwise , by these presents does hereby transfer and convey unto **Cindy E. McCasland** all of his right, title and interest, both individually and as trustee in and to the following described tract of land situated in Davidson County, Tennessee:

A tract of land in Davidson County, Tennessee, and being a portion of that property conveyed to J.R. McCasland, Sr., in Book 2200, Page 004, Register's Office for Davidson County, Tennessee, being more accurately described according to a survey by Tommy E. Walker, R.L.S. Tennessee License #1465 as follows:

Beginning at an iron pin in the northerly right-of-way of Dry Creek Road, said pin being the most southwesterly corner of herein described tract: thence N. 35 deg. 49' 32" W., 526.7 feet to an iron pin corner in the south line of Hardcastle (B.2855, P307, R.O.D.C.T.) a corner with J.R. McCasland, Jr. (B. 5136, P. 421, R.O.D.C.T.); thence with the south line of said Hardcastle S. 85 deg. 27' 20" E., 218.02 feet to an iron pin; thence S. 48 deg. 35' 41" E. 544.42 feet to an iron pin in the north margin of Dry Creek Road; thence with a curve to the left, (A=30 Deg. 17' 10", R= 614.89 feet, LC=321.26 feet), 325.03 feet to the point of beginning containing 2.44 acres, more or less.

Being the same property conveyed to Eric R. Goodman, by Warranty Deed to Trustee from Cindy E. McCasland, dated September 27, 2005 of record in Fiche 20050930, Frame 0117934, Register's Office for Davidson County, Tennessee.

This is improved property located at 863 Dry Creek, Goodlettsville, Tennessee 37072.

This conveyance is made subject to rights of way, easements, restrictions and reservations of record as located, and ad valorem taxes for the 2005 year.

TO HAVE AND TO HOLD TO SAID GRANTEE, HER HEIRS, SUCCESSORS AND ASSIGNS FOREVER.

And Grantor does for himself and for his heirs, successors and assigns covenant with the said Grantee, her heirs, successors and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs, successors and assigns shall warrant and defend the same to the said Grantee, her heirs, successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of October, 2005.

Eric R. Goodman

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Eric R. Goodman,** whom I am personally acquainted and who acknowledged that he individually and in any fiduciary capacity in which he may be serving in regard to the above described property, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of October 2005.

Notary Public

DIANE NIPPER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/24/07

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $3750.00.

Affiant

Subscribed and sworn to before me, this 17th day of October, 2005.

Notary Public

DIANE NIPPER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11-24-07