Davidson County DEEDWARR
Recvd: 01/23/06 14:48 2 pgs
Fees:13.00 Taxes:1846.30

20060123-0008670

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Alexander Castiello, et ux 6484 Lickton Pike Goodlettsville, TN 37072	New Owner	Map 12 Parcel 114

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, TERRY FLATT and wife, KIM FLATT, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto ALEXANDER CASTIELLO and wife, RUTH I. CASTIELLO, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 3 on a survey dated May 13, 1986, by Richard C. Kessinger, Surveyor, Number 1038, Job Number 86-113 and more specifically described as follows:

Beginning at an iron pin in the northerly margin of Lickton Pike, (said point being North 74 deg. 08 min. 09 sec. East 156.34 feet; thence North 74 deg. 41 min. 02 sec. East 200.70 feet from the southeast corner of the property of Carl Guthrie of record in Book 3886, page 486, Register's Office for Davidson County, Tennessee); thence, North 23 deg. 56 min. 29 sec. West 1342.45 feet to an iron pin; thence, North 86 deg. 22 min. 18 sec. East 225.00 feet to an iron pin; thence South 23 deg. 39 min. 13 sec. East 1302.87 feet to an iron pin in the northerly margin of Lickton Pike; thence, in a southeasterly direction along a curve having a radius of 1195.00 feet; a tangent of 469.41 feet and a delta angle of 42 deg. 53 min. 27 sec. for a distance of 60.01 feet to an iron pin; thence, South 77 deg. 03 min. 19 sec. West 148.07 feet to the point of beginning and containing 6.31 acres, more or less.

BEING a part of the same property conveyed to Terry Flatt and Kim Flatt, husband and wife, by deed from William S. Crutcher and Linda W. Crutcher, husband and wife, of record in Book 10293, page 633, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 6484 Lickton Pike, Goodlettsville, TN 37072.

EASEMENT: Ingress, egress and regress, together with a water line easement to the said property is granted through an Easement for a Joint Driveway, Bridge, Water Line and other Facilities, filed for record in Instrument No. 20041123-0140140, Register's Office for Davidson County, Tennessee, through adjacent property owned by Aaron T. Walker and wife, Robin M. Walker, and reserved in the deed of record in Instrument No. 20041123-0140139, said Register's Office.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2006 which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Right of Way Easement to Davidson County, Tennessee, of record in Book 1634, page 623, Register's Office for Davidson County, Tennessee.

3. Easement for right of way granted to Southern Bell Telephone & Telegraph Co. Of record in Book 1118, page 463, said Register's Office.

4. Restrictive Covenants of record in Deed Book 6881, page 973, Register's Office for Davidson County, Tennessee.

5. Easement for a Joint Driveway, Bridge, Water Line and Other Facilities recorded in Instrument No. 20041123-0140140, said Register's Office.

6. Subject to Utility Easement of record in Instrument No. 20050127-0010002, said Register's Office.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

TERRY FLATT

KIM FLATT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY FLATT and wife, KIM FLATT, 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 18th day of January, 2006.

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $499,000.00.

Affiant

Sworn to and subscribed before me, this the 18th day of January, 2006.

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009

NOTARY PUBLIC