This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

WARRANTY DEED	Davidson County DEEDWARR Recvd: 08/10/06 15:28 2 pgs Fees:13.00 Taxes:140.60 **20060810-0098828**

Address new owner as:
Dennis W.& Deborah A. Castle
199 Castletop Drive
Ashland City, TN 37015

Send tax bills to:
Same

Map-Parcel
Map 45,63
Par 28,15.02

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James H. Green and wife, June K. Green, have this day bargained and sold, and do hereby transfer and convey to the said Dennis W. Castle and wife, Deborah A. Castle, their heirs and assigns, certain real estate in Davidson County and Cheatham County, Tennessee, described as follows:

Beginning at an iron pin in Reynolds' westerly line, said point being S 29 deg. 31 min. East 420 feet from David N. Boyd's SE corner; thence with Reynolds' line, South 29 deg. 31 min. East 2600 feet to an iron pin; thence South 85 deg. West 320 feet to an iron pin; thence with Dogwood Camp Property, North 45 deg. West 1047 feet and North 29 deg. 30 min. West 1778 feet to a point in grantors' southerly line; thence with grantors' line, North 70 deg. East 380 feet to an iron pin; South 31 deg. 45 min. East 100 feet; South 45 deg. 30 min. East 100 feet and South 41 deg. 15 min. East 50 feet to an iron pin; thence North 62 deg. East 160 feet to the point of beginning, and containing 32.24 acres, more or less.

Being the same property conveyed to James H. Green and wife, June K. Green, by installment deed from Frank W. Cornwell and wife, Clara Marie Cornwell, of record in Book 229 page 122, Register's Office for Cheatham County, Tennessee and in Book 6333 page 527, Register's Office for Davidson County, Tennessee.

There is also included in this conveyance an easement for a driveway from the end of the present driveway along the east edge of the Charles O. Boyd property to the property herein conveyed for the purpose of ingress and egress, together with the right to use the existing driveway across Charles O. Boyd property. Charles O. Boyd and wife, Annice M. Boyd, have heretofore retained the use of the spring branch, together with the house and equipment located on the property herein conveyed, which is now being used to provide drinking water for their homesite, and grantees shall not contaminate said branch in any manner.

This is unimproved property located on Little Marrowbone Road, Joelton, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Dennis W. Castle and wife, Deborah A. Castle, their heirs and assigns, forever.

And we, James H. Green and wife, June K. Green, do covenant with the said Dennis W. Castle and wife, Deborah A. Castle, that we are lawfully seized and possessed of said land in fee simple; that we have good right to convey it, and that the same is unencumbered, except for real property taxes for the year of 2006.

And we, James H. Green and wife, June K. Green, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the Dennis W. Castle and wife, Deborah A. Castle, their heirs and assigns against the lawful claims of all persons whomsoever. JHG JKG

WITNESS My hand this ~~31st~~ 7th day of ~~July~~ August 2006.

James H. Green
James H. Green

June K. Green
June K. Green

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James H. Green and wife, June K. Green, 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 purpose therein contained.

Witness my hand, at office, this ~~31st~~ 7th day of ~~July~~ August 2006.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $38,000.00.

AFFIANT

Subscribed and sworn to before me, this ~~31st~~ 7th day of ~~July~~ August 2006.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. SEPT. 22, 2007

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.