STATE OF TENNESSEE
COUNTY OF Davidson

Davidson County DEEDWARR
Recvd: 06/20/07 11:15 2 pgs
Fees:13.00 Taxes:765.90
20070620-0073622

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF June, 2007.

Notary Public
MY COMMISSION EXPIRES: 3/31/2009
File No. W7-3630D

SHEILA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
	Same as New Owner	110-1
Larry M. Burney, Jr. (NAME)	(NAME)	
1479 Stewarts Ferry Pike (STREET ADDRESS	(STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (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 HEREBYACKNOWLEDGED, WE, **Cecil K. Casto and Sandra M. Casto, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry M. Burney, Jr., unmarried,** 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:

A tract of land in the 4th (formerly 16th) Civil District on Stewarts Ferry Road, (Davidson County), described according to copy of a survey thereof made Nov. 20, 1950 by A.P. Connell, Surveyor, as follows:

BEGINNING at a point in the center line of Stewarts Ferry Road, at the corner of the original Tract Nos. 1 and 2 shown on survey made by Lewis D. Justice, Surveyor, in November 1947, said point being 1021.4 ft. more or less westerly from the center line of New Hope Road, thence along the line between Tract Nos. 1 and 2, North 6° 15' East 590.2 ft., to an iron pin; thence north 83° 45' West 180 ft. to an iron pin; thence south 6° 15' West 527.7 ft. to a point in the center line of Stewart Ferry Road; thence with the center line of said Road south 63° 25' east 32 feet to a point, and continuing with the center line of said road, south 83° 45' East 150.1 feet to the beginning, containing 2.403 acres, more or less.

Being the same property conveyed to Cecil K. Casto, and wife, Sandra M. Casto, by Deed dated December 14, 1993, of record in Book 9187, page 340, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1479 Stewarts Ferry Pike, Hermitage, TN 37076.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

W7-3630

Witness my/our hand(s) this 15th day of June, 2007.

P Cecil K Casto
Cecil K. Casto

June 15, 2007
Date

P Sandra M. Casto
Sandra M. Casto

June 15, 2007
Date

STATE OF TENNESSEE

COUNTY OF Davidson

TRUDY MILLIKEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cecil K. Casto and Sandra M. Casto, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of June, 2007.

My Commission Expires: 10/05/2010

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066