BILL GARRETT, Davidson County
Trans:T20100013584 DEEDWARR
Recvd: 03/08/10 10:17 2 pgs
Fees:13.00 Taxes:525.40
20100308-0017532

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.
James McCanless, Jr., et ux P.O. Box 1687 Nolensville, TN 37135	owner	Map 42-16 Parcels 208 and 209

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, STANLEY RAY THOMAS, a single man, hereinafter referred to as the AGRANTOR@, has bargained and sold and by these presents does transfer and convey unto JAMES McCANLESS, JR. and wife, MARGARET P. McCANLESS, hereinafter referred to as the AGRANTEES@, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

PARCEL ONE: A certain tract or parcel of land in Davidson County, Tennessee, identified as Tract No. 1 on a survey dated January 18, 2010, by Bruce Rainey, Registered Land Surveyor, No. 823, as follows:

BEGINNING at a railroad spike in the easterly margin of Gallatin Pike (U.S. Hwy. 31-E), a corner to the property conveyed to Thomas E. Stewart, Trustee, by deed of record in Book 11489, page 136, Register=s Office for Davidson County, Tennessee (Map 42-16, Parcel 210); thence, with said margin of said Pike North 12 degrees 32 minutes 01 seconds East 34.09 feet to a point; thence, leaving Gallatin Pike South 82 degrees 02 minutes 56 seconds East 15.92 feet to a point; thence, South 84 degrees 44 minutes 56 seconds East 49.00 feet to a point; thence, South 80 degrees 05 minutes 56 seconds East 34.00 feet to an iron pin; thence, South 10 degrees 58 minutes 04 seconds West 31.30 feet to an iron pin; thence, North 84 degrees 16 minutes 04 seconds West 125.00 feet to the point of beginning and containing 3,295 square feet, more or less.

BEING a part of the same property conveyed to Stanley Ray Thomas by deed from Robert E. Bell, Executor of the Estate of Leon W. Thomas, filed for record in Instrument No. 20011290130852, Register=s Office for Davidson County, Tennessee.

The foregoing description was prepared from a survey dated January 18, 2010, by Bruce Rainey, Registered Land Surveyor, No. 823.

The current mailing address for the said property is 321 Gallatin Road, Madison, TN 37115.

PARCEL TWO: A certain tract or parcel of land in Davidson County, Tennessee, identified as Tract No. 2 on a survey dated January 18, 2010, by Bruce Rainey, Registered Land Surveyor, No. 823, as follows:

BEGINNING at an iron pin in the easterly margin of Gallatin Pike (U. S. Hwy. 31-E), a corner to the property conveyed to Antonia Arce and Everado Santiago filed for record in Instrument No. 20070907-0107625, Register=s Office for Davidson County, Tennessee; thence leaving Gallatin Pike with the line of Antonia Arce, et al, South 82 degrees 13 minutes 57 seconds East 100.00 feet to an iron pin (new); thence, North 09 degrees 04 minutes 00 seconds East 12.00 feet to an iron pin (new); thence, South 81 degrees 45 minutes 14 seconds East 111.13 feet to an iron pin (new); thence, South 05 degrees 50 minutes 04 seconds West 166.87 feet to an iron pin (new); in the line of the property conveyed to Thomas E. Stewart, Trustee, in Instrument No. 20020305-0027328, Register=s Office for Davidson County, Tennessee; thence with the line of Stewart, North 86 degrees 13 minutes 06 seconds West 106.53 feet to an iron pin (new); thence, North 12 degrees 41 minutes 43 seconds East 70.70 feet to an iron pin (new); thence, North 84 degrees 16 minutes 04 seconds West 25.00 feet to an iron pin; thence, North 10 degrees 58 minutes 04 seconds East 31.30 feet to an iron pin; thence, North 80 degrees 05 minutes 56 seconds West 34.00 feet to an iron pin; thence, North 84 degrees 34 minutes 56 seconds West 49.00 feet to a point; thence, North 82 degrees 02 minutes 56 seconds West 15.92 feet to a railroad spike in the easterly margin of Gallatin Pike; thence with the margin of said Pike, North

12 degrees 32 minutes 01 second East 97.45 feet to the point of beginning and containing 25,207 square feet, more or less.

BEING a part of the same property conveyed to Stanley Ray Thomas by deed from Robert E. Bell, Executor of the Estate of Leon W. Thomas, filed for record in Instrument No. 200111290130852, Register's Office for Davidson County, Tennessee.

The foregoing description was prepared from a survey dated January 18, 2010, by Bruce Rainey, Registered Land Surveyor, No. 823.

The current mailing address for the said property is 317 Gallatin Road, Madison, TN 37115.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am 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 2010, 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.

3. Parcel Two is Subject to Memorandum of Lease Agreement between Stanley Thomas, Lessor, and The Lamar Companies, Lessee, dated October 8, 2004, and filed for record in Instrument No. 20050211-0016047, Register's Office for Davidson County, TN.

2. Any and all matters as they may appear on the unrecorded survey dated January 18, 2010, by Bruce Rainey, Registered Land Surveyor, No. 823.

And, I, the GRANTOR, do further covenant and bind myself, my 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 my hand on the day and date last acknowledged below.

"GRANTOR"

Stanley Ray Thomas

STANLEY RAY THOMAS, a single man

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STANLEY RAY THOMAS, a single man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 23rd day of February, 2010.

PATSY C. DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Comm. Expires Dec. 28, 2013

Patsy C. Davidson

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $142,000.00.

Stanley Ray Thomas

Affiant

Sworn to and subscribed before me, this the 23rd day of February, 2010.

PATSY C. DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Comm. Expires Dec. 28, 2013

Patsy C. Davidson

NOTARY PUBLIC