THIS INSTRUMENT PREPARED BY:
[illegible]
[illegible]
Kelley, Herbert & Crawford
Third Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219-2196

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
127-00-97	Darryl F. Nelson, et al	Atlantic Coast Mortgage Co. 3975 University Drive Fairfax, VA 22030
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 8457 Highway 70 South	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 6996 PAGE 800

HARVILL F. JAKES and wife, ELIZABETH A. JAKES

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DARRYL F. NELSON, as a tenant in common in a one-half undivided interest and WILLIAM ROWLETTE and wife, HILDA ROWLETTE, as tenants by the entireties in a one-half undivided interest

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being in the 9th Civil District of Davidson County, Tennessee, being Tract No. 3 on a portion of the W. T. Hutton Property, described according to a survey by James L. Murphy, Jr., & Co., dated January 5, 1967 and by John Kohl & Co., dated August 21, 1986, as follows: BEGINNING at a point in the southerly margin of Memphis-Bristol Highway, said point being the northeast corner of the herein described tract; thence south 1 degrees 53 minutes 35 seconds west 777.16 feet to a point; thence south 52 degrees 31 minutes west 213.46 feet to a point; thence north 1 degree 53 minutes 35 seconds west 908.81 feet to a point in the southerly margin of the Memphis-Bristol Highway; thence easterly along the southerly margin of same, 152.71 feet to the beginning. Memphis-Bristol Highway also known as Highway 70 South.

Being the same property conveyed to Harvill F. Jakes and wife, Elizabeth A. Jakes, by deed from Robert W. Parkhurst and Edd R. Turner, III, as of record in Book 5781, page 172, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except 1986 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 24th day of September, 19 86

Harvill F. Jakes
Harvill F. Jakes

Elizabeth A. Jakes
Elizabeth A. Jakes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6996 PAGE 801

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Harvill F. Jakes and wife, Elizabeth A. Jakes the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 24 day of September, 1986.

My commission expires: 3-11-90

Mary Ann Kelley
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,
this, the _____ day of _____, 19____.

My commission expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$103,000.00

+ Elizabeth A Jakes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF September 19 86

MY COMMISSION EXPIRES: 3-11-90 (AFFIX SEAL)

Mary Ann Kelley
Notary Public

WARRANTY DEED

FROM

TO

48401

IDENTIFICATION REFERENCE

OCT 1 3 49 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Bk/36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

_____
Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6996 PAGE 802

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

[illegible].00- CAMT.
280.40 CSTAX
.50 PRFE
6.00 WDE'D
CHECK 294.90-
911 A 10/01/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48401

IDENTIFICATION REFERENCE

Oct 1 3 49 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 301762