BOOK 9183 PAGE 454

STATE OF TENNESSEE
COUNTY OF DAVIDSON

93-815

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,000.00

Jon T. Ware
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December, 19 93.

Janis L. Duree
Notary Public

MY COMMISSION EXPIRES: 7/23/94

Mail

**THIS INSTRUMENT WAS PREPARED BY**
Escrow Corporation, 315 West Main Street, Hendersonville, Tennessee 37075

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| J & M Homebuilders, Inc. | OWNER | 52-3 |
| (NAME) | (NAME) | |
| 126 Long Hollow Pike | | 79, 80, 81, 82 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRES) | |
| Goodlettsville, TN. 37072 | | |
| (CITY) (STATE) (P.O. 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 HEREBY ACKNOWLEDGED, WE, Andrew Shepherd and wife, Donna Shepherd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J & M Homebuilders, Inc., a Tennessee corporation

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:

See Attached

95699

IDENTIF. & REFERENCE

93 DEC 10 PM 3:27

FEE/TAX REGISTER
DAVIDSON COUNTY, TN.

2875 12/10 0101 03CHECK 94.40

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is improved property known as Lots 38-41, Kinsey Boulevard, 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 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness their hands this 10th day of December, 19 93.

Andrew Shepherd

Donna Shepherd

Donna Shepherd

93-815

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

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Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named

Andrew Shepherd and wife, Donna Shepherd

the bargainor s, 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 and official seal at Goodlettsville, Tennessee, this 10th day of December, 19 93.

My commission expires 7/23/94

Janis L. Duree
Notary Public Janis L. Duree

File No.: 93-815



ATTACHMENT

Being Lots No. 38, 39, 40, & 41 on the unrecorded Plan of East Madison Addition, a subdivision of the northerly 25 acres of the Stiddum Land, in the 11th Civil District of said County, described according to a survey made by T. W. Briley, County Surveyor, Sumner County, Tennessee, on October 7, 1937, as follows:

Said Lot No. 38 being described as follows: Beginning on the easterly margin of Kinsey Highway at the common corner of Lots No. 38 & 39; thence with the line between said two lots easterly 177 feet 6 inches; thence southerly 35 feet; thence westerly 123 feet; thence southerly 128 feet 6 inches to the easterly margin of Kinsey Highway; thence with the easterly margin of said highway, northerly 156 feet to the point of beginning.

Said Lot No. 39 fronts 50 feet on the easterly side of Kinsey Highway and runs back 177 feet 6 inches on the southerly line and 181 feet 6 inches on the northerly line to a dead line, and measures 50 feet 2 inches thereon.

Said Lot No. 40 fronts 50 feet on the easterly side of Kinsey Highway and runs back 181 feet 6 inches on the southerly line and 186 feet 6 inches on the northerly line to a dead line, and measures 50 feet 2 inches thereon.

Said Lot No. 41 fronts 50 feet on the easterly side of Kinsey Highway and runs back 186 feet 6 inches on the southerly line and 191 feet on the northerly line to a dead line, and measures 50 feet 2 inches thereon.

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|
| | | | CAMT TOTAL WAS 00 |
| | | | CON TX 81.40 |
| | | | PRFEE 1.00 |
| | | | WDEED 12.00 |
| | | | TOTAL 94.40 |
| | | | CHECK 94.40 |
| 12/10/93 | 01 | 15:28 | 0001 2875 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

95699
IDENTIF. ◆ REFERENCE

93 DEC 10 PM 3:27

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 732894