BOOK 9573 PG 972

417

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January 19 95

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: 3-25-95
(AFFIX SEAL)

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE STATE OF TE...

THIS INSTRUMENT WAS PREPARED BY

Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Geoffrey M. Jones (NAME)	Geoffrey M. Jones (NAME)	14-56.01 &
3490 Stagner Road (ADDRESS)	3490 Stagner Road (ADDRESS)	014-138
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Joelton, Tn 37080 (CITY) (STATE) (ZIP)	

FOR AND 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, Estate of Bracey T. Stagner, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Geoffrey M. Jones and wife, Deborah A. Jones

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 located within the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee, described according to a survey by R.L. Montoya - Land Surveying, dated October 23, 1987, as follows:

BEGINNING at an existing concrete highway monument located in the north right-of-way margin of Interstate 24 and marking the south right-of-way margin of Stagner Road and the southwest corner of this tract; thence, leaving said right-of-way margin along the east terminus of said Stagner Road, North 13 degrees 31 minutes 45 seconds east, 385.18 feet to an iron pin, set this survey; thence, severing the Bracey Stagner Property with a new line, and along an existing fence line, South 71 degrees 52 minutes 46 seconds east, 245.00 feet to an iron pin, set this survey, at a fence corner post; thence, South 86 degrees 47 minutes 39 seconds east, 251.23 feet to a witness pin, set this survey; thence, continuing an additional 20.00 feet to a point in Long Creek, a total distance of 271.23 feet; thence, with said creek the next eight calls: South 40 degrees 02 minutes 16 seconds east 55.00 feet to a point; thence, South 61 degrees 27 minutes 02 seconds east, 48.78 feet to a point; thence, South 55 degrees 34 minutes 53 seconds east 32.51 feet to a point; thence, South 19 degrees 36 minutes 06 seconds east, 83.90 feet to a point; thence South 00 degrees 38 minutes 35 seconds west, 117.40 feet to a point; thence, South 13 degrees 58 minutes 11 seconds east 32.09 feet to a point; thence South 33 degrees 40 minutes 58 seconds east, 21.34 feet to a point; thence, South 50 degrees 44 minutes 27 seconds east 11.51 feet to a point; thence, leaving said creek, North 85 degrees 57 minutes 27 seconds west, 55.99 feet to a existing concrete highway monument; thence, continuing an additional

CONTINUED

This is unimproved ( ) improved (X) property, known as 3490 Stagner Road, Joelton, TN 37080 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 13th day of January 19 95

Estate of Bracey T. Stagner, Deceased
By:
Aleen C. Cook, Executrix
Aleen C Cook Executrix

Aleen C. Cook, Individually
Aleen C. Cook

LEGAL DESCRIPTION CONTINUATION BOOK 9573 PG 973

700.03 feet along the north right-of-way margin of Interstate 24 to the point of beginning, containing 5.10 acres, more or less.

A 50-foot ingress/egress easement of record in Deed Book 5615, page 913, Register's Office for Davidson County, Tennessee, crosses this property providing access to and from adjacent properties.

BEING part of the same property conveyed to Bracey Stagner and wife, Myrtle A. Stagner by deed from Mrs. Charles Binkley, a widow, of record in Book 3575, page 409, and by Deed in Book 5568, page 984, Register's Office for Davidson County, Tennessee. The said Myrtle A. Stagner, having pre-deceased Bracey Stagner. The said Bracey Stagner died testate May 02, 1994, in Davidson County, Tennessee, and by his Last Will and Testament filed for Probate May 10, 1994, of record in Will Book 190, page 527, Probate Court for Davidson County, Tennessee, property was devised to Aleen C. Cook.

The said Bracey Stagner and Bracey T. Stagner, being one and the same person.

26388

IDENTIFICATION REFERENCE

95 JUN 12 AM 10:03

BOOK 9573 PG 974

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aleen C. Cook, as Executrix and Individually

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 19th day of January 19 95.

Commission expires 3-25-95

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

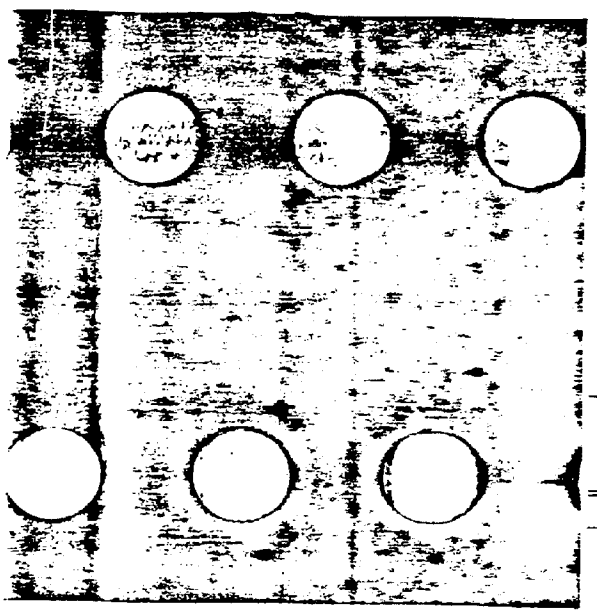
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that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

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

3178 01/19 0101 03CHECK 233.15



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

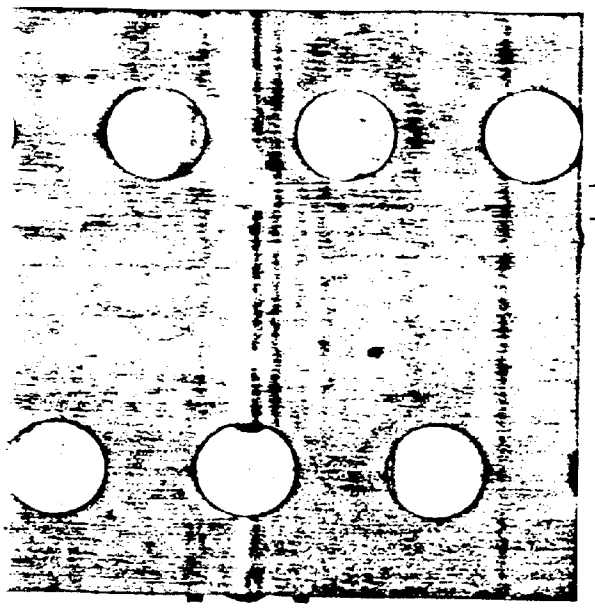
RECEIVED OF _____

FOR _____

BOOK 9573 PG 975

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



CAMT	59500.00
CON TX	220.15
PRFEE	1.00
WDEED	12.00
TOTAL	233.15
CHECK	233.15

01/19/95 01 10:02 0001 3178

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26388
IDENTIF. & REFERENCE

95 JAN 19 AM 10:03

REGISTER
DAVIDSON COUNTY, TN.

No. 873002