33A

.10037 PG 580

**STATE OF TENNESSEE** 7017-M
**COUNTY OF Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Richard L. Jarrett Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 96

Tammy Ileen Williams
Notary Public — Tammy Ileen Williams

MY COMMISSION EXPIRES: 11/20/96

*THIS INSTRUMENT WAS PREPARED BY*
**Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211**

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| Richard L. Jarrett, Jr. | | 164-236 |
| (NAME) | (NAME) | |
| 2918 Woodymore | SAME | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRES) | |
| Antioch, TN 37013 | | |
| (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, Darden Nelms and wife, Patricia Nelms

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Richard L. Jarrett, 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:

See exhibit A attached hereto and made a part hereof.

0177964
IDENTIF. ↑ REFERENCE

96 MAY -2 PM 3:20
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is unimproved property known as 5.16 acres Hamilton Church Road, Antioch, TN 37013

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 hand s this 30th day of April, 19 96.

Darden Nelms By James Mosley ATTy in fact
**Darden Nelms**

Patricia Nelms By James Mosley ATTy in fact
**Patricia Nelms**

7017-M

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Darden Nelms and wife, Patricia Nelms the bargainors, 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 Nashville, Tennessee, this 30th day of April, 1996.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of April, 1996, before me the undersigned Notary Public, personally appeared James Mosley, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Carl D. Nelms and Patricia A. Nelms, and acknowledged that he executed the same as the act of his principals for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Tammy Ileen Williams
Notary Public Tammy Ileen Williams

11/20/96
My commission expires

Exhibit "A"

File No.: 7017-M

BOOK 10037 PG 582

ATTACHMENT

A tract or parcel of land situated in the 2nd Civil District of Davidson County, Tennessee, fronting 225 feet on the south side of Hamilton Church Road and described according to a survey by Barry Greer and Associates, Land Surveyors in Nashville, Tennessee, dated March 14, 1980, as follows:

BEGINNING at a railroad spike in the center of Hamilton Church Road at the northwest corner of a 3 acres tract conveyed to Robert L. Victory by deed of record in Book 3133, page 418, said Register's Office; thence South 7 degrees 30 minutes West 610 feet to a corner post; thence South 70 degrees 36 minutes 209 feet to a corner post; thence South 6 degrees 24 minutes West 154.23 feet to an iron pin; thence North 59 degrees 57 minutes 33 seconds West 515.40 feet to an iron pin; thence North 65 degrees 40 minutes West 75 feet to an iron pin; thence North 18 degrees 23 minutes East 665 feet to a nail in the center of Hamilton Church Road; thence South 65 degrees 40 minutes East 225 feet along the center of Hamilton Church Road to the point of beginning, containing 5.16 acres, more or less.

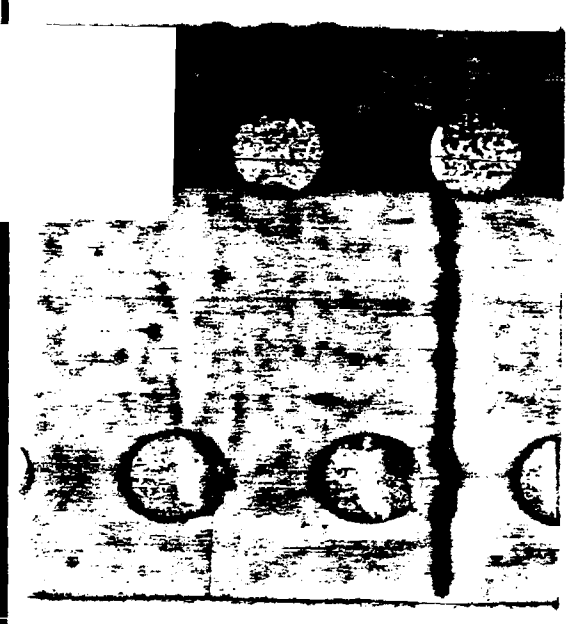
BEING the same property conveyed to Darden Nelms and wife, Patricia Nelms by deed from Jerry A. Todd and wife, Nancy Todd, filed of record in Book 6070, page 779, Register's Office for Davidson County, Tennessee.

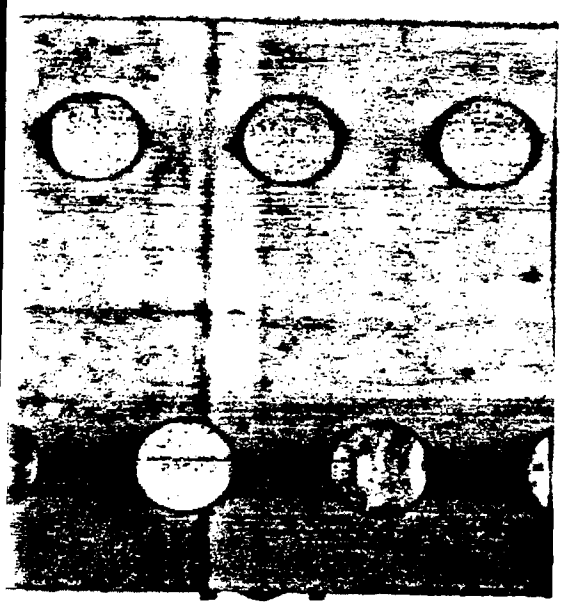
THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Darden Nelms and Carl D. Nelms, Jr., being one and the same person.

Patricia Nelms and Patricia A. Nelms being one and the same person.

[illegible] 11:04 AM SEC-ECK 161.00





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____

BOOK 10037 PG 583

| | | |
|---|---|---|
| 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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 12.00
TOTAL 161.00
CHECK 161.00

05/02/96 01 15:23 0001 7442

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01177964
IDENTIF. ✦ REFERENCE

96 MAY -2 PM 3:20

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1035473