BOOK 10857 PG 91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,900.00

James E. Flynn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 1998.

Notary Public

MY COMMISSION EXPIRES: 5-16-99

(AFFIX SEAL)

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Flynn	First Union Mortgage Corporation	044-01-0-001.00
(NAME) 105 Hickman Street	(NAME) 1410 Commonwealth Road, Suite 140	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Wilmington, NC 28403	
(CITY) (STATE) (ZIP)	(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, **LARRY D. JONES SR. AND WIFE, NANCY L. JONES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES E. FLYNN** , 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 EXHIBIT A

04117596
IDENTIF. # REFERENCE
98 MAR 27 AM 11:21
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ☐

This is improved ☒ property, known as 105 Hickman Street, Old Hickory, TN 37138

(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 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/our hand(s) this 25th day of March, 1998.

Larry D. Jones Sr.

Nancy L. Jones

1681 03/27 0101 03CHECK 279.03

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 10857 PG 95

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry D. Jones Sr. and wife, Nancy L. Jones, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage , Tennessee this 25th day of March, 1998

Commission expires:

DANA SUMMARELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

Dana Summarell

Notary Public

EXHIBIT A

BEING Lot No. 11 on the Plan of Scenic View Subdivision in the Fourth Civil District of Davidson County, Tennessee, according to an unrecorded plan prepared by W. W. Turner Company, Engineers, on August 20, 1948, but not of record.

Said Lot is more particularly described as follows:

STARTING with a concrete monument at the South end of the return at the Northeast corner of the intersection of Hadley Bend Road and Hickman Street and running thence the following courses and distances.

In a southwesterly direction along the Easterly margin of Hickman Street a distance of 168.4 feet to an iron pin and the point of beginning.

1. Continuing in a Southwesterly direction along the Easterly margin of Hickman Street a distance of 100 ft., to an iron pin on a line between Lots 11 and 12, thence

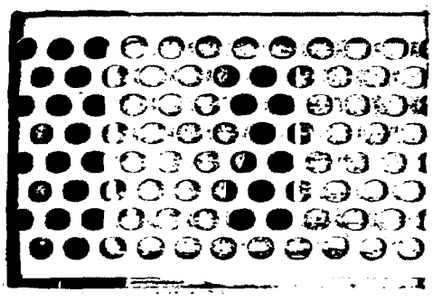
2. Continuing in a Southeasterly direction along a line between Lots 11 and 12 a distance of 248.6 feet to an iron pin in a deadline; thence

3. Continuing in a Northeasterly direction along said dead line a distance of 100.1 feet to an iron pin on a dead line between Lots 10 and 11; thence

4. Continuing in a Northwesterly direction along a line between Lots 10 and 11 a distance of 242.5 feet to an iron pin and the point of beginning.

Being the same property conveyed to Larry D. Jones, Sr. and wife, Nancy L. Jones by deed from H. W. Carter and wife, Mildred Carter of record in Book 9931, Page 897, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.



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

RECEIVED OF _____

FOR _____

BOOK 10857 PG 97

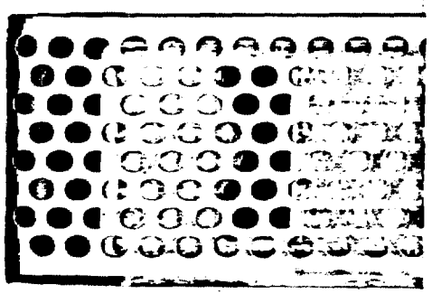
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 71900.00
CON TX 266.03
PRFEE 1.00
WDEED 12.00
TOTAL 279.03

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 279.03

03/27/98 01 11:21 0001 1631



0417596
IDENTIF. ↑ REFERENCE

98 MAR 27 AM 11:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1271912