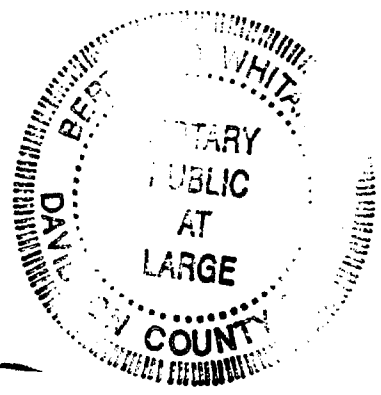
BOOK 10903 PG 638

47



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF April 19 98

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Mack Cook (NAME)	Franklin American Mortgage (NAME)	MAP 11
2976 Greer Road (ADDRESS)	214 Overlook Court, Suite 150 (ADDRESS)	PARCEL 160
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, James J. Paskins and wife, Barbara S. Paskins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Mack Cook, 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:

Land in the 10th Civil District of Davidson County, Tennessee, and described as Tract 3 according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, P. O. Box 170, White House, TN 37188, dated February 20, 1990, as follows:

BEGINNING at an iron pin set at a corner post, corner to Neal E. Dickens, and being the most southwest corner of this tract; thence with the line of said Dickens, N. 17 deg. 48 min. 31 sec. E. 291.45 feet to an iron pin set, corner to said Dickens; thence continuing with the line of said Dickens, S. 84 deg. 55 min. 13 sec. E. 415.00 feet to an iron pin set, corner to said Dickens; thence, N. 86 deg. 49 min. 19 sec. E. 583.86 feet to an iron pin set; thence, S. 06 deg. 48 min. 39 sec. W. 272.39 feet to an iron pin set, said point beign the most northeast corner of Tract 2 this survey; thence, with the line of said Tract 2; S. 89 deg. 51 min. 23 sec. W. 1053.17 feet to the beginning, containing 6.05 acres more or less.

INCLUDED with the above described Tract 3 is a 50.00 foot right-of-way easement leading from Greer Road to the southerly margin of said tract and being described as follows: Beginning at a point in the northeasterly margin of Greer Road; thence, with the margin of said road, N. 37 deg. 08 min. 14 sec. W. 55.00 feet to a point in the margin of said road; thence, leaving said road and with the westerly margin of said easement, N. 39 deg. 15 min. 04 sec. E. 380-53 feet, N. 37 deg. 52 min. 27 sec. W. 130.26 feet, N. 39 deg. 18 min. 15 sec. W. 193.46 feet, N. 28 deg. 10 min. 51 sec. E. 185.76 feet, thence N. 89 deg. 51' 23" East 50.00 feet, more or less to a point; thence S. 18 deg. 51

CONTINUED

unimproved ( )
This is improved (X) property, known as 2976 Greer Road, Goodlettsville, TN 37072
(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 our hand s this 21st day of April 19 98

James J. Paskins

Barbara S. Paskins

min. 46 sec. W. 10 feet more or less to a point thence S. 28 deg. 10 min. 51 sec. W. 156.44 feet, S. 39 deg. 18 min. 15 sec. E. 160.68 feet, S. 37 deg. 52 min. 27 sec. E. 180.80 feet, S. 40 deg. 05 min. 40 sec. W. 431.14 feet to the point of beginning.

Also the above described Tract 3 is SUBJECT TO a 50 foot right-of-way easement along the westerly portion of said tract and being further described as follows: Beginning at an iron pin, said point being the same beginning point for Tract 4 according to the aforesaid survey, and with the southerly line of said Tract 4, N. 86 deg. 49 min. 19 sec. E. 88.95 feet to a point; thence with the easterly margin of said easement, S. 52 deg. 37 min. 12 sec. W. 92.99 feet, N. 84 deg. 55 min. 13 sec. W. 198.23 feet, S. 82 deg. 01 min. 45 sec. W. 128.15 feet, S. 42 deg. 47 min. 22 sec. W. 34.75 feet, S. 09 deg. 48 min. 00 sec. W. 107.71 feet, S. 18 deg. 51 min. 46 sec. W. 62.97 feet, more or less to a point; thence, S. 89 deg. 51 min. 23 sec. W. 50.00 feet, more or less to a point; thence N. 18 deg. 51 min. 46 sec. E. 654.93 feet, N. 9 deg. 48 min. 00 sec. E. 118.56 feet, N. 42 deg. 47 min. 22 sec. E. 67.38 feet, N. 82 deg. 01 min. 45 sec. E. 151.69 feet, S. 84 deg. 55 min. 13 sec. E. 184.53 feet to the beginning.

Being the same property conveyed to James J. Paskins and wife, Barbara S. Paskins by deed from Thomas L. Cunningham and wife, Patricia Ann Cunningham, of record in Book 8416, Page 631, Register's Office for said County.

James J. Paskins

Barbara S. Paskins

Barbara S. Paskins

04/21/98
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10903 PG 640

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James J. Paskins and wife, Barbara S. Paskins

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 21st day of April, 19 98

Commission expires 11-27-99

Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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, executed 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 _____.

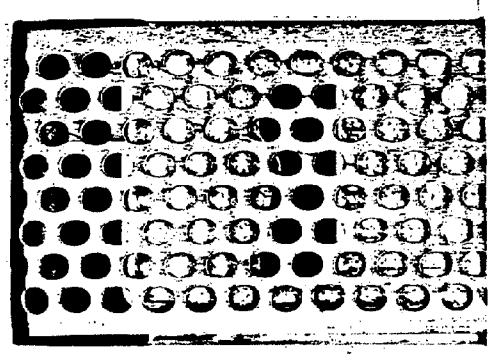
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0430577
IDENTIF. & REFERENCE
98 APR 28 PM 1:27
FELIA ... REGISTER
DAVIDSON COUNTY, TN.

9533 04/28 0101 03CHECK 586.50



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

RECEIVED OF _____

FOR _____

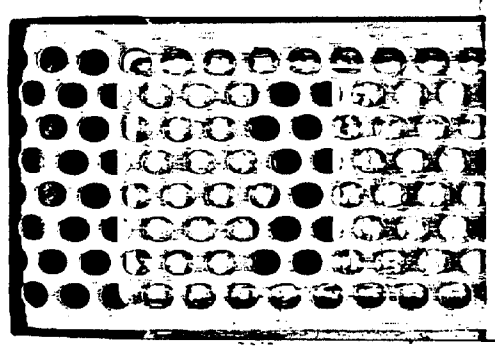
BOOK 10903 PG 641

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
155000.00
CON TX 573.50
PRFEE 1.00
WDEED 12.00
TOTAL 586.50
CHECK 586.50
04/28/98 01 13:29 0001 9533

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0430577
IDENTIF. & REFERENCE

98 APR 28 PM 1:28

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

No. 1285631