STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$30,000.00.**

Bobby K Nelson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2/14/08

Notary Public

NOTARY PUBLIC LARGE WILSON CO. TENN.

MY COMMISSION EXPIRES: 4/11/2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, PC, 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby K. Nelson	Bobby K. Nelson	Map 75/Parcel 30
4219 Hermitage Road	4219 Hermitage Road	
Old Hickory, Tennessee 37138	Old Hickory, Tennessee 37138	
(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, **HAROLD G. GAINES AND WIFE, BETTYE O. GAINES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BOBBY K. NELSON AND WIFE, SANDRA COLLEEN NELSON** , 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 lying and being in the 4th Civil District of Davidson County, Tennessee, and being Tract No. 1 of an unrecorded survey made by John S. Perry, Surveyor of Wilson County, Tennessee, on July 28, 1948, and according to said Survey, described as follows:

Tract No. 1: Beginning at an iron pipe 2' westward from the center of a hackberry tree at the northeast corner of this tract, Mrs. Jesse Johnson' s south boundary line and Miss Lenna Cowgill's northwest corner running thence north 58 1/2 degrees West 387.31 feet to an iron pin in the center of Hadley's Bend Road - Carnes Wright's southwest corner; thence South 1/4 degree East 123.2' to an iron pipe driven in the center of said road, the northwest corner of Tract No. 2; thence South 59 1/2 degrees East 320.8' to an iron pipe at the northeast corner of tract No. 2, Miss Lenna Cowgill's west boundary line; thence North 32 degrees East 100' to the beginning, containing .83 of an acre, more or less.

Being the same property conveyed to the Grantors herein by deed from Willie Lee McDonald, unmarried, to Harold G. Gaines and wife, Bettye O. Gaines dated March 12, 1991 of record in Book 8308, Page 472 in the Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance is made subject to easements, restrictions, encumbrances and ordinances as they affect the premises.

unimproved ☒

This is improved ☐ property, known as 4215 Hermitage Road, 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 14th day of July, 1998.

Harold G. Gaines

Harold G. Gaines

Bettye O. Gaines

Bettye O. Gaines

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Harold G. Gaines and wife, Bettye O. Gaines, 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 office, this 14th day of July, 1998.

Notary Public

NOTARY PUBLIC AT LARGE WILSON CO. TN

Commission expires: 4/1/2002

0463475

RECEIVED FOR REFERENCE

98 JUL 17 AM 8:46

REGISTER
DAVIDSON COUNTY, TN.

4663 07/17 0101 03CHECK 122.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11024 PAGE 154

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 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 122.00
CHECK 122.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 98-48 0001 4663

046475
IDENTIF. & REFERENCE

98 JUL 17 AM 8:46

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

No. 1320349