47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October 19 99

Notary Public

MY COMMISSION EXPIRES: 12/18/2001
(AFFIX SEAL)

DORIS COLEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan B. Eller	SAME AS NEW OWNER	MAP 15
(NAME)	(NAME)	
5323 Weber Road		PARCEL 99
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076		
(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, Ann A. Jones, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dan B. Eller

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 certain tract or parcel of land lying in the 10th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by R. L. Montoya Land Surveying, dated Sept. 9, 1999 as foll

BOOK 11704 PAGE 219

Beginning at an Iron Rod (old) in the southerly margin of Union Hill Road, being the northwesterly most corner of the herein described parcel, and the northeasterly most corner of Parcel 98, Tax Map 15, Tax Assessor's Office for Davidson County, Tennessee, thence; along said margin, North 43 degrees 00 minutes 00 seconds East, 264.50 feet, to an Iron Rod (old), thence; continuing along said margin, North 40 degrees 36 minutes 49 seconds East, 433.27 feet, to an Iron Rod (new), thence; in a southerly direction, South 23 degrees 31 minutes 28 seconds East, 794.64 feet, to an Iron Rod (new), said point being on the westerly line of Parcel 100, Tax Map 15, Tax Assessor's Office for Davidson County, Tennessee, thence; following said line in a southerly direction, South 3 degrees 50 minutes 11 seconds West, 2,053.09 feet, to an Iron Rod (old), in the northerly margin of Interstate - 24, thence; along the fence line that follows said margin in a westerly direction, North 79 degrees 33 minutes 03 seconds West, 803.03 feet, to an Iron Rod (old), thence; along a fence line, also the easterly most line of Parcel 98, Tax Map 15, Tax Assessor's Office for Davidson County, Tennessee, in a northerly direction, North 4 degrees 00 minutes 00 seconds East, 2114.25 feet, to the point of beginning, containing 1,905,105.39 square feet and/or 43.74 acres.

Being part of the same property conveyed to Jimmy Ray Jones and wife, Ann A. Jones by deed from Jimmy Ray Jones and wife, Ann A. Jones and Nellie May

CONTINUED

This is unimproved (X) improved ( ) property, known as 43.74 Acres Union Hill 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 7th day of October, 19 99

Ann A. Jones

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 Ann A. Jones

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 7th day of October, 1999.

Commission expires 12/18/2001

DORIS COLEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Doris Coley
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

BOOK 11704 PAGE 220

CONTINUATION FROM PAGE #1:

Cooper, of record in Book 7328, Page 617, Register's Office for Davidson County, Tennessee. The said Jimmy Ray Jones having since died.

06466698
[illegible] RELEASE
99 OCT 14 PM 3:38
[illegible] REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11704 PAGE 221

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

0646698

CROSS REFERENCE

99 OCT 14 PM 3:39

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1527807