41
H A.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THIS INSTRUMENT PREPARED BY:

HOLLINS & ASSOCIATES
401 Church Street, 26th Floor
Nashville, Tennessee 37219

The actual consideration for this transfer
or value of property (whichever is greater)
is $24,000.00. This is equal to or greater than the
property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me
this 5th day of November, 1999.

Notary Public
My Commission Expires: 3/24/01

RODERICK J. NALIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER:

Patrick M. Griffin
Allyson N. Griffin
107 Gaile Drive
Old Hickory, TN 37138

SEND TAX BILL TO:
SAME

Map: 38
Parcel: 130

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Patrick M. Griffin and wife, Allyson N. Griffin, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Kenneth W. Nuckols and wife, Teresa A. Nuckols, hereinafter the GRANTEE(S), their successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is unimproved property known as Tract 5 & 6 on Eatons Creek Road, Joelton, Tennessee.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

1) City and/or County Taxes for the year 2000 and subsequent years: A lien, not yet due or payable

2) Restrictive covenants contained in Instrument of record in Book 4783, page 411, Register's Office for Davidson County, Tennessee.

3) Restrictive covenants contained in Instrument of record in Book 4783, page 414, Register's Office for Davidson County, Tennessee.

4) All matters on the Plan of Engram Property as shown on a survey by Petty & Petty, dated December 5, 1973.

5) The exact amount of acreage as described in the attached property description.

6) A Water Line Easement between Earl W. Nuckols, Virginia L. Nuckols, Patrick M. Nuckols, Allyson N. Griffin and Kenneth W. Nuckols and wife, Teresa A. Nuckols being recorded simultaneously herewith.

7) A Temporary Driveway Easement between Earl W. Nuckols, Virginia L. Nuckols, Patrick M. Nuckols, Allyson N. Griffin and Kenneth W. Nuckols and wife, Teresa A. Nuckols being recorded simultaneously herewith.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his/her heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 5th day of November, 1999.

GRANTOR:

Patrick M. Griffin

Allyson N. Griffin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Patrick M. Griffin and Allyson N. Griffin, the within named 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, at office, this 5th day of November, 1999.

Notary Public

My Commission Expires: 3/24/01

RODERICK J. NAVIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT "A"
PROPERTY DESCRIPTION

BOOK 11751 PAGE 825

Tract I

Land in Davidson County, Tennessee, being Tract No. 5 on the Plan of Engram Property as shown on survey of Petty & Petty, dated December 5, 1973, more particularly described as follows:

BEGINNING at a point in the easterly margin of Eaton's Creek Road, said point being 545 feet northerly along the easterly margin of Eaton's Creek Road from the southwesterly corner of the property conveyed to John T. Bottom, Jr., and wife, by Deed from Jessie Holt Brown, et. al, as of record in Book 4754, page 851, Register's Office for Davidson County, Tennessee, thence along the easterly margin of said road, N. 18 deg. 30' W. 15 feet N. 1 deg. 00' E. 137.5 feet; thence N. 89 deg. 05' E. 1100 feet; thence S. 1 deg. 43' W. 173 feet, thence N. 89 deg. 51' W. 1090 feet to the point of beginning, containing 4.14 acres, more or less.

Tract II

Land in Davidson County, Tennessee, being Tract No. 6 on the Plan of Engram Property as shown on survey by Petty & Petty, dated December 5, 1973, more particularly described as follows:

BEGINNING at a point in the easterly margin of Eaton's Creek Road said point being 360 feet northerly along the easterly margin of Eaton's Creek Road from the Southwesterly corner of the property conveyed to John T. Bottom, Jr., and wife, by Deed from Jessie Holt Brown et al, as of record in Book 4754, page 851, said Register's Office, thence along the easterly margin of said road N. 12 deg. 00' E. 40 feet, N 18 deg. 30' W, 145 feet; thence N. 89 deg. 51' E. 1090 feet; thence S. 1 deg. 43' W. 178 feet; thence N. 89 deg. 55' W. 1052 feet to the point of beginning and containing 4.42 acres, more or less.

Being the same property conveyed to Pat M. Griffin and wife, Allyson N. Griffin by deed from Finn Built Homes, Inc. of record in Book 6132, page 920, Register's Office for Davidson County, Tennessee.

0659758

IDENTIF. & REFERENCE

99 NOV 22 PM 2:10

BILL BOYD REGISTER
DAVIDSON COUNTY, TN.

3044 11/22 0101 CK 103.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11751 PAGE 826

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

0659758

CLAIM # REFERENCE

99 NOV 22 PM 2:10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	24000.00
CON TX	88.80
PRFEE	1.00
MOFEE	12.00
CFEE	2.00
TOTAL	103.80
CHECK	103.80

11/22/99 01 14:12 0001 3844

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1541486