PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH P.O. BOX 1733
HENDERSONVILLE, TN 37077

Instr:200002230017692 Page: 1 OF 2
REC'D FOR REC 02/23/2000 9:53:03AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $155.40

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd **DAY OF** February, 2000

Notary Public K. J. Shel[illegible]

MY COMMISSION EXPIRES August 24, 2003

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	**MORTGAGEE: SEND TAX BILLS TO**	**MAP-PARCEL NUMBERS**
Jeffery L. Darnell	New Owner	53-3-106
(NAME)	(NAME)	
361 Bluegrass Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN 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, Charlene Jones, unmarried and Peggy Ann Jones Garrett and Betty Sue Jones Allen, both married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffery L. Darnell, a married man

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 Davidson County, Tennessee, being Lot Number 128 on the Plan of Section "C", Village of Old Hickory, Section C of record in Plat Book 1424, Page 66, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charlene Jones, Peggy Ann Jones Garrett and Betty Sue Jones Allen by Quitclaim Deed of record in Book 8585, Page 82, Register's Office for Davidson County, Tennessee.

Anna May D. Jones reserved a life estate in the Quitclaim Deed of record in Book 8585, Page 82, Register's Office for said County and has since died on April 19, 1998, in Davidson County, Tennessee.

William L. Garrett, spouse of Peggy Ann Hones Garrett and H. Stanley Allen, spouse of Betty Sue Jones Allen, joins in this conveyance for the express purpose of conveying any and all of their right, title and interest, including all marital and homestead rights in and unto the within described property to the named Grantee.

This conveyance is subject to all restrictions and easements of record.

This is improved XXXXX unimproved property, known as 1313 Berry Street (House Number) (Street) Old Hickory, TN 37138 (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** 22nd **day of** February ,2000

Charlene Jones — Betty Sue Jones Allen — William L. Garrett

Peggy Ann Jones Garrett — H. Stanley Allen

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Charlene Jones, unmarried, Betty Sue Jones Allen and husband, H. Stanley Allen, Peggy Ann Jones Garrett and husband, William [illegible] Garrett

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of February 2000

Commission expires August 24, 2003

K. J. Shelton
Notary Public

K. J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

STATE OF TENNESSEE
County of Davidson

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of February 2000

Commission expires August 24, 2003

K. J. Shelton
Notary Public