47

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 2000

Notary Public

MY COMMISSION EXPIRES: 6-25-03
(AFFIX SEAL)

Instr:200005020044140 Page: 1 OF 3
REC'D FOR REC 05/02/2000 3:38:30PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $684.50

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 119 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason J. Jefcoat (NAME)	Jefferson Heritage Mortgage (NAME)	MAP 63
1616 Neelys Bend Road (ADDRESS)	15435 Clayton Road/PO Box 17 (ADDRESS)	PARCEL 14
Madison, TN 37115 (CITY) (STATE) (ZIP)	Ballwin, MO 63022-0017 (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, Morris D. McDaniel and wife, Pamelia G. McDaniel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason J. Jefcoat and wife, Misti D. Jefcoat

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 in Davidson County, Tennessee, being more particularly described as follows, to wit:

TRACT 1

Land in the 11th Civil District of Davidson County, Tennessee, being a division of Lot No. 3 of the Subdivision of the L. C. Huffines lands, said subdivision is described as follows:

Beginning at an iron pin in the west right-of-way line of Neelys Bend Road, being the common corner of Lots Nos. 3 and 4 of said Subdivision; thence with said right-of-way South 15 degrees 30 minutes East 130 feet to an iron pin; thence South 83 degrees West 216.93 feet to a point; thence North 12 degrees 30 minutes West 129.27 feet to a point; thence North 83 degrees 04 minutes East 210 feet to the point of beginning.

TRACT 2

Land in the 11th Civil District of Davidson County, Tennessee, being division of Lot No. 3 of the Subdivision of the L. C. Huffines lands, said subdivision being made by John M. Sullivan, Civil Engineer, July, 1966, and said divisionis described as follows:

Beginning at a point on the southerly boundary line of Lot No. 4 of said subdivision, said point being located 210 feet South 82 degrees 42 minutes West from an iron pin in the westerly right-of-way of Neelys Bend Road at common corner of Lots Nos. 3 and 4 of said Subdivision; thence from said point

CONTINUED

unimproved ( )
This is improved (X) property, known as 1616 Neelys Bend Road, Madison, TN 37115
(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 27th day of April, 2000

Morris D. McDaniel

Pamelia G. McDaniel

LEGAL DESCRIPTION CONTINUATION

South 12 degrees 40 minutes East 130.07 feet to a point; thence South 83 degrees West 15 feet to a point; thence North 12 degrees 40 minutes East 130.3 feet to a point on the common line between Lots Nos. 3 and 4; thence North 82 degrees 42 minutes East 15 feet to the point of beginning.

Being the same property conveyed to Morris D. McDaniel and wife, Pamelia G. McDaniel by deed from Bobby O. Stillwell and wife, Sue Ann Stillwell, of record in Book 9558, Page 204, Register's Office for Davidson County, Tennessee.

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 Morris D. McDaniel and wife, Pamelia G. McDaniel

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 27th day of April, 2000.

Commission expires 6-25-03

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 _____, _____.

My commission expires _____

Notary Public