Instr:200008180081834 Page: 1 OF 3
REC'D FOR REC 08/18/2000 9:50:51AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $491.73

STATE OF TENNESSEE
COUNTY OF DAVIDSON

00-2486

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,900.00

James D Sowder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August 2000

Janis L. Duree
Notary Public

MY COMMISSION EXPIRES 5/20/2002

NOTARY PUBLIC LARGE COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Sowder	OWNER	32
(NAME)	(NAME)	
4427 Jackson Road		113
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Whites Creek, TN 37189		10D 33310
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (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, John Gregory Shockley, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Sowder and wife, Mary T. Sowder

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:

See exhibit A attached hereto and made a part hereof.

This is improved property known as 4427 Jackson Road, Whites Creek, TN 37189

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 his hand this 16th day of August, 2000.

John Gregory Shockley
John Gregory Shockley

00-2486

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the John Gregory Shockley the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 16th day of August, 2000.

My commission expires 5/20/2002

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named _____ John Gregory Shockley, unmarried _____ the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 16th day of August, 2000.

My commission expires 5/20/2002

_____
Notary Public Janis L. Duree

NOTARY PUBLIC AT LARGE SUMNER CO.

File No.: 00-2486

ATTACHMENT

Being Lot No. 1 on the Plan of J. Shockley Subdivision, of record in Plat Book 4885, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

THE GRANTOR herein retains the right for ingress/egress and the use of the existing driveway located on the herein described property to his adjoining property, which shall be for his use and the use and benefit of others allowing access to the body shop located on adjoining property. Grantor shall be responsible for the maintenance and upkeep of the driveway in its current condition and any improvements for the use and benefit of the grantee shall be the responsibility of the grantee. Said easement shall be for the benefit of the grantor until such time as grantor should sell the adjoining property or ceases to do businesss thereon. At such time said ingress/egress shall be abandoned and the said driveway will be for the sole use of the grantee and no other.

BEING the same property conveyed to John Gregory Shockley, by deed from Larry L. Roberts, Trustee, filed of record in Book 11048, page 848, Register's Office for Davidson County, Tennessee.