THIS INSTRUMENT PREPARED SEARCH BY:
HARVILL AND LOVLACE LAW OFFICE
CENTERVILLE, TENNESSEE 37033

Upon Information Furnished By:
The Parties

Instr:200008290085272 Page: 1 OF 2
REC'D FOR REC 08/29/2000 11:33:43AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $222.00

For and in consideration of the sum of **SIXTY THOUSAND AND NO/100 ($60,000.00),** cash in hand paid, the receipt of which is hereby acknowledged, I, **MONROE HARGROVE, a Married Person,** have this day bargained and sold and by these presents do transfer and convey unto **JAMES HARGROVE and wife, MELINDA HARGROVE,** as tenants by the entirety, their heirs and assigns, the following described tract or parcel of land, lying an being situated in the **9th** Civil District of **DAVIDSON** County, Tennessee, and more particularly bounded and described as follows:

Lying and being situated in the Ninth Civil District of Davidson County, Tennessee, on Big Harpeth River, being shown on the Tax Books as Map 141, Parcel 76, and more particularly bounded and described as follows:

Beginning at an iron pin in the West margin of Coley Davis Road at the Northeast corner of the property retained by J. Stephens; thence south 81 deg. 56 min. West 190.77 feet to an iron pin; thence South 62 deg. 58 min. West 547.04 feet to an iron pin on the bank of the Harpeth River; thence south 62 deg. 58 min. West 75 feet to the center of the Harpeth River; thence down the center of Harpeth River North 02 deg. 22 min. East 262.44 feet to a point; thence North 72 deg. 56 min. East 75 feet to an iron pin on the bank of Harpeth River; thence North 72 deg. 56 min. East 504.85 feet to an iron pin; thence North 89 deg. 24 min. East 147.53 feet to an iron pin in the West margin of Coley Davis Road, being the Southeast corner of the B. Chambers property; thence along the West margin of Coley David Road South 14 deg. 00 min. East 125.0 feet to the point of beginning, containing 3.10 acres, according to survey by J. Underwood, dated September 29, 1978.

Being the same property conveyed to Monroe Hargrove and wife, Joanna Hargrove by Deed of Joseph Lee Stephens, Effie G. Stephens, Barbara Stephens Wimpy, Laverne Stephens Knihtila, Stella Stephens Cox and Joseph Lee Stephens, Jr. dated and recorded in Book 5455, page 810 and by Quitclaim Deed of Joanna Hargrove to Monroe Hargrove dated and recorded January 31, 1994 in Book 9235, page 123, both recorded in Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, together with all the estate, title and interest thereunto belonging unto the said **JAMES HARGROVE and wife, MELINDA HARGROVE,** their heirs and assigns, forever.

I covenant that I am true and lawfully seized and possessed of said real estate, have a good and perfect right to make this conveyance and that the same is free and unencumbered, except for easement for right-of-way for Coley Davis Road; rights of upper and lower riparian owners in and to the waters of Harpeth River crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution; subject to title to that portion of the land lying below the ordinary low water mark of the Harpeth River; subject to easement for the flow of the waters of the Harpeth River and the rights of the public therein; subject to changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Harpeth River; and the 2000 property taxes which are prorated at closing and to be paid by Grantees.

And I agree and bind myself, my heirs and legal representatives to warrant and forever defend the title to said real estate unto the said **JAMES HARGROVE and wife, MELINDA HARGROVE,** their heirs

and assigns, as against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my hand and signature on this 22 day of August, 2000.

Monroe Hargrove by Joanna Hargrove Hargrove

MONROE HARGROVE
By Joanna Hargrove
Attorney-in-fact by Power of Attorney
As recorded in Book 10598, page 892,
RODCT.

STATE OF TENNESSEE
COUNTY OF HICKMAN

On this 22 day of August, 2000, before me personally appeared **JOANNA HARGROVE**, to me know to be the person who executed the foregoing instrument in behalf of **MONROE HARGROVE** and acknowledged that she executed the same as the free act and deed of said **MONROE HARGROVE**.

Nora Lovelace
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/10/2000

I, hereby swear or affirm that the actual consideration for this transfer of value of the property transferred, whichever is greater, is **$60,000.00** which amount is greater than the amount which the property would command at a fair and voluntary sale.

James Hargrove
Affiant

Subscribed and sworn to before me on this 22 day of August, 2000.

Nora Lovelace
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/10/2000

PERSON RESPONSIBLE FOR TAXES:
JAMES HARGROVE and wife, MELINDA HARGROVE
~~6107 Louisiana Avenue~~ 8253 Coley Davis Rd.
Nashville, TN ~~37209~~
Bellevue 37221
SEND DEED TO: Same

MAP 141
PARCEL 76