

My Commission Expires MAR. 27, 1999

STATE OF TENNESSEE 8176
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March, 19 98.

Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: 3/27/99

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Jagels	America's Wholesale Lender	Map 110, Par. 108
(NAME)	(NAME)	
3561 Earhart Road	750 Old Hickory Blvd., #100	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Mt. Juliet, TN 37122	Brentwood, TN 37027	
(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, Albert Aaron Brown and wife, Suzanne S. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Jagels and wife, Garnett R. Jagels

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.

Davidson County DEEDWARR
Recvd: 12/06/01 14:49 3pgs
Fees:17.00 Taxes:0.00
20011206-0134587

WILSON COUNTY, TENNESSEE
Received for recording the 20 day of MAR, 1998 at 8:00 AM
Notebook 33 page 497
REC. FEE $ 1.00 REC# 27339-2
STATE TAX $ 629.00 THERSA FRANKLIN
REG. FEE $ 1.00 Deputy Register
RECORDED IN Deed BK 455 PG 900
MARGIE TRICE, REGISTER OF DEEDS

This is improved property known as 3561 Earhart Road, Mt. Juliet, TN 37122

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 their hands this 18th day of March, 19 98.

Albert Aaron Brown

Suzanne S. Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Albert Aaron Brown and wife, Suzanne S. Brown the 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 and official seal at Nashville, Tennessee, this 18th day of March, 1998.

My commission expires 3/27/99

Notary Public Ollie Mai Parsley

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 27, 1999

File No.: 8176

ATTACHMENT

A tract or parcel of land in the 4th Civil District of Davidson County, Tennessee, being Tract No. 2 of the Albert Aaron Brown Property, described as follows according to a survey by Terry W. Jenkins dated August 24, 1984, as follows:

Beginning at an iron pin the easterly margin of Earhart Road, said point being the northwest corner of Tract No. 1 and the southwest corner of this tract; thence leaving Earhart Road and running N 81 deg. 37 mins. E 271.30 feet to an old iron pin; thence N 68 deg. 47 mins. W 26.0 feet to an iron pin; thence N 08 deg. 04 mins. W 313.48 feet to an iron pin; thence S 71 deg. 57 mins. W 89.0 feet to an iron pin; thence N 18 deg. 41 mins. W 13.75 feet to an iron pin; thence S 71 deg. 43 mins. W 233.4 feet to an iron pin in the easterly margin of Earhart Road; thence with Earhart Road, S 21 deg. 59 mins. E 122.5 feet to an iron pin at the beginning of a curve to the right having a radius of 585.65 feet, a distance of 180.34 feet to the point of beginninng and containing 2.23 acres, more or less.

BEING part of the same property conveyed to Albert Aaron Brown and wife, Suzanne S. Brown by deed from E. B. Pugh and wife, Sylvia Pugh, filed of record in Book 5836, Page 448, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.