

Davidson County DEEDWARR
Recvd: 02/12/02 12:33 2pgs
Fees:13.00 Taxes:205.17

20020212-0018535

STATE OF TENNESSEE)
COUNTY OF _____)

THE ACTUAL CONSIDERATION OR VALUE of the real property conveyed, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,450.00.

John A. Jakes Jr.
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF FEB, ~~1996~~.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-28-

THIS INSTRUMENT WAS PREPARED BY

BRANSTETTER, KILGORE, STRANCH & JENNINGS, 227 Second Avenue, North, 4th Floor, Nashville, TN 37201

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NOS
(NAME) JOHN A. JAKES, JR.	(NAME) SAME AS PROPERTY OWNER	(MAP/PARCEL NO.) PART OF MAP: 021 PAR: 162.00
(STREET ADDRESS OR ROUTE NO.)	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

IN COMPLIANCE with the **GRANTOR'S** agreement to transfer and convey unto the **GRANTEE**, for the sum of **Eighty Thousand and No/100 Dollars ($80,000.00)**, both his undivided one-half (1/2) interest in the parties' business conducted under the name of **JAKES COUNTRY MEATS** at 6089 Clarksville Highway, Nashville, Tennessee, and to convey to the said **GRANTEE** his undivided one-half (1/2) interest in the real property whereon the business of **JAKES COUNTRY MEATS** is conducted, the purchase price consisting of **Fifty-Five Thousand, Four Hundred Fifty and No/100 Dollars ($55,450.00)** for the real property and **Twenty-Four Thousand, Five Hundred Fifty and No/100 Dollars ($24,550.00)** for the business conducted thereon, including both personalty, business name, and accounts owned by the said business,

NOW, THEREFORE, FOR AND IN CONSIDERATION of the **GRANTEE'S** payment of **Twenty Thousand and No/100 Dollars ($20,000.00)** cash, receipt of which is hereby acknowledged, and his execution and delivery to the **GRANTOR** of his demand Promissory Note of even date herewith in the amount of **Sixty Thousand and No/100 Dollars ($60,000.00)**, payable at **Twenty Thousand and No/100 Dollars ($20,000.00)** per year for the next three (3) years, with interest as provided by the said Note, I, **ELLIS P. JAKES**, do hereby transfer and assign to **JOHN A. JAKES, JR.** my undivided one-half (1/2) interest in the business conducted by us under the name of **JAKES COUNTRY MEATS**, and have bargained and sold and by these presents do transfer and convey unto **JOHN A. JAKES, JR.**, my remaining undivided one-half (1/2) interest in the following-described adjoining tracts of land in the 14th Civil District of Davidson County, Tennessee, described as follows:

TRACT #1:

BEGINNING at a point in the northwest corner of the tract of land conveyed to Ellis P. Jakes by Deed from Ethel Perry Yunker and husband, of record in Book 3220, Page 93, Register's Office for Davidson County, Tennessee; thence, bearing south 3°30' west 250 feet to a point; thence, north 78°43' east 250 feet to a point; thence, north 3°30' east 250 feet to a point in the northerly line of the Jakes property as shown on the survey of John M. Sullivan dated September 20, 1963; thence, south

78°43' west 250 feet to the point of beginning, being the same property in which an undivided one-half (1/2) interest was conveyed to John A. Jakes, Jr. by Walter A. Jakes by Warranty Deed of record in Deed Book 6017, page 932, Register's Office of Davidson County, Tennessee.

TRACT #2:
BEGINNING at a point N 78°43' E 250 feet from the northwesterly corner of a tract of property conveyed to Ellis P. Jakes by deed from Ethel Perry Yunker, et vir, of record in Book 3220, Page 93, Register's Office for Davidson County, Tennessee; thence, S 3° 31' W 250 feet to a point; thence, N 78°43' E 100 feet to a point; thence, N 3°30' E 250 feet to a point; thence, S 78°43' W 100 feet to the point of beginning, being the same property in which an undivided one-half (1/2) interest was conveyed by the Grantor herein, Ellis P. Jakes, to the Grantee herein, John A. Jakes, Jr., by Quitclaim Deed of record in Book 6017, Page 935, Register's Office of Davidson County, Tennessee.

Both of the aforesaid adjoining tracts of land being a part of the same property conveyed to Ellis P. Jakes by Deed of record in Book 3220, Page 93, said Register's Office.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever.

WITNESS my hand this 31st day of January, 1996.

Ellis Jakes
ELLIS P. JAKES

THIS IS IMPROVED PROPERTY LOCATED AT
6089 CLARKSVILLE HIGHWAY, NASHVILLE, TENNESSEE.

STATE OF TENNESSEE}
DAVIDSON COUNTY }

Personally appeared before me, HARRY L. SWAIN JAKES, a Notary Public in and for the above County and State, the undersigned, **ELLIS P. JAKES**, the within named 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 Davidson Co, Tennessee, this 31st day of January, 1996.

HARRY L. SWAIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 1999

Harry L. Swain
NOTARY PUBLIC

MY COMMISSION EXPIRES:

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