BILL GARRETT, Davidson County
Trans:T20100054149 DEEDWARR
Recvd: 08/31/10 08:53 3 pgs
Fees:18.00 Taxes:739.63
20100831-0068896

ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
THOMAS JASON ZIMMER AND
KATHERINE ANN GANGJI
3518 Earhart Rd
Mt. Juliet, TN 37076

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

MAP 110, PARCEL 118
MAP 110, PARCEL 12.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the ONE HUNDRED NINETY-NINE THOUSAND NINE HUNDRED AND NO/100 ($199,900.00) DOLLARS, paid and to be paid as hereinafter set forth, I, **PAMELA L. COX**, have this day bargained and sold and by these present do hereby transfer and convey the following described property to **THOMAS JASON ZIMMER AND KATHERINE ANN GANGJI,** as tenants in common, their heirs and assigns, the following described tracts or parcels of land situated in the 4th Civil District of **Davidson County,** Tennessee, described as follows:

TRACT NO.1 : BEGINNING at a point in the center of Earhart Road, said point being South 16 deg. 22 min. East 382.8 feet from the intersection of the center line of Earhart Road and Hessey Road; thence with the center of said Earhart Road South 16 deg. 22 min. East 147 feet to a point; thence South 86 deg. 25 min. West 968.00 feet to a point; thence North 4 deg.15 min. East 140 feet to a point; thence northwardly 13.71 feet; thence South 87 deg. 18 min. East 669.76 feet, more or less to an iron pin; thence South 16 deg. 22 min. East 38.21 feet to an iron pin; thence North 77 deg. 13 min. East 240.47 feet to an iron pin, being point of beginning and containing 3.0 acres, more or less, according to a survey description dated December 20, 1965, Hickerson & Smith Engineering Co.

Being the same property conveyed to Charles T. Cox and wife, Pamela L. Cox by deed from James R. Simmons and wife, Linda F. Simmons dated November 2, 1994 of record in Book 9511, page 169, Register's Office of Davidson County, Tennessee.

TRACT NO. 2: Land in the 4th Civil District of Davidson County, being more particularly described according to a survey by John D. McCormick (unrecorded), Surveyor No. 674, dated 7-20-83 as follows:

PARCEL A: BEGINNING at an iron pin in the southeast corner of property conveyed to B. E. Lane by deed from J. C. Cole of record in Book 469, page 476, RODC, and being the same southeast corner of the same property shown on Deed from Vina Massey, et al of record in Book 5389, page 697, to Herbert & Paul Odum, RODC, said beginning point also being South 89 deg. 45 min. West 113 feet from the westerly margin of Earheart Road; thence North 89 deg. 45 min. East 113.0 feet to an iron pin in the western margin of Earheart Road; thence northwesterly along said western boundary of Earheart Road 128.2 feet to an iron pin in the said westerly margin; thence South 73 deg. 58 min. West 63.4 feet to an

iron pin in the eastern boundary of the Herbert & Paul Odum land; thence South 0 deg. 56 min. East 100.1 feet to the point of beginning, containing 0.25 acre, more or less.

PARCEL B: BEGINNING at the same iron pin as shown as beginning point in Parcel A above, being South 89 deg. 45 min. West 113. feet from the westerly margin of Earheart Road; thence South 89 deg. 45 min. West 350.0 feet to an iron pin ;thence North 0 deg. 15 min. West 100.0 feet to an iron pin; thence North 89 deg. 45 min. East 345.6 feet to an iron pin, said point being the northwest corner of Parcel A above; thence South 0 deg. 56 min. East 100.1 feet to the point of beginning, containing 0.80 acre, more or less.

BEING the same property conveyed to Charles T. Cox and wife, Pamela L. Cox by deed from John F. Bilyeu and wife, Pearl C. Bilyeu dated March 7, 1997 and of record in Book 10374, page 909, Register's Office of Davidson County, Tennessee. For further reference see Quitclaim Deed from Charles T. Cox to Pamela L. Cox recorded as Instrument No. 20060317-0030848, said Register's Office.

TO HAVE AND TO HOLD the above described tracts or parcels of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEES, their heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of the above described tracts or parcels of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2010 real estate taxes which are to be pro-rated and assumed by the GRANTEES, applicable zoning and building regulations and all visible easements.

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said tracts or parcels of land, unto the said **GRANTEES**, their heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as herein above set forth.

OF SAID CONSIDERATION of the sum of ONE HUNDRED NINETY-NINE THOUSAND NINE HUNDRED AND NO/100 ($199,900.00) DOLLARS the sum of TEN THOUSAND AND NO/100 ($10,000.00) DOLLARS, has this day been paid in cash, the receipt of which is hereby acknowledged, and for the balance of ONE HUNDRED EIGHTY-NINE THOUSAND NINE HUNDRED AND NO/100 ($189,900.00) DOLLARS, the said THOMAS JASON ZIMMER AND KATHERINE ANN GANGJI has this day executed and delivered a

promissory note for the sum of ONE HUNDRED EIGHTY-NINE THOUSAND NINE HUNDRED AND NO/100 ($189,900.00) DOLLARS payable to the order of PAMELA L. COX, and secured by a DEED OF TRUST of even date executed by said GRANTEES.

WITNESS my hand this the 27 day of August, 2010.

Pamela L. Cox

PAMELA L. COX

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAMELA L. COX, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, this the 27 day of August, 2010.

Vicki Grantham

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-19-12

VICKI GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Comm. Exp. 6-19-2012

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$199,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 27 day of August, 2010.

Vicki Grantham

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-19-12

VICKI GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Comm. Exp. 6-19-2012