BILL GARRETT, Davidson County
Trans:T20110080123 DEEDQC
Recvd: 12/19/11 12:27 6 pgs
Fees:33.00 Taxes:222.00
20111219-0098699

Prepared by: Marsha Jones
301 Hollywood St.
Goodlettsville, TN
37072

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

Carolyn Jones, of 600 North Jefferson Street, Winchester, Tennessee 37398, (the 'Grantor'), for and in consideration of $60,000.00 (sixty thousand dollars) does hereby sell, remise, release, quit claim and convey unto Daniel Jones, and spouse, Marsha Jones of 301 Hollywood Street, Goodlettsville, Tennessee 37072, (collectively the 'Grantee'), the following described real estate located in the country of Davidson, State of Tennessee: ← newowner & tax bills

LOT 1 & PT 2 BLK J ROSCOE PL 075X150

301 HOLLYWOOD STREET

GOODLETTSVILLE, TENNESSEE 37072

Map and Parcel Number
026-05-0-111.00

Being all or part of the same property described in the County Register's Deed Book 00006770, Page 0000387.

~~TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments attached to the property, unto the Grantee, Grantee's heirs and assigns, forever.~~ Not

IN WITNESS WHEREOF the Grantor has executed this instrument this 7 day of December, 2011.

Carolyn Jones Carolyn Jones Signed, Sealed and Delivered In the Presence of: Sherry Walls	Sign: _____ Name: _____ Sign: _____ Name: _____

SHERRY WALLS
STATE
OF
TENNESSEE
NOTARY
PUBLIC
FRANKLIN COUNTY

Grantee Acknowledgement

STATE OF TENNESSEE
COUNTY OF Franklin

Before me, Sherry Walls a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Daniel Jones, and spouse, Marsha Jones of 301 Hollywood Street, Goodlettsville, TN 37072, known to me (or proven to me on the basis of satisfactory evidence) to be the persons described in and who executed this quit claim deed, and acknowledged that they executed this deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 17 day of ~~2011~~ Dec, 2011.

Sherry Walls
Notary Public, State of Tennessee
County of Franklin

My commission expires: 9-21-15

SHERRY WALLS
STATE OF TENNESSEE
NOTARY PUBLIC
FRANKLIN COUNTY

Register's Fee $ 0

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 60,000
Marlee Jones, Affiant
Subscribed and sworn before me this the
19 Day of Dec., 2011.
Abby Ancal, Deputy Register

IN WITNESS WHEREOF the Grantee has executed this instrument this 17 day of December, 2011.

Daniel Jones 12-17-11
Daniel Jones

Marsha Jones 12-17-11
Marsha Jones

Signed, Sealed and Delivered In the Presence of:

Sign: _____ Sign: _____

Name: _____ Name: _____

Grantor Acknowledgement

STATE OF TENNESSEE
COUNTY OF Franklin

Before me, Sherry Walls a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Carolyn Jones, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this quit claim deed, and acknowledged that he/she executed this deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 17 day of Dec, 2011.

Sherry Walls
Notary Public, State of Tennessee
County of Franklin

My commission expires: 9-21-15

SHERRY WALLS
STATE OF TENNESSEE
NOTARY PUBLIC
FRANKLIN COUNTY

Promissory Note

Borrowers: Daniel and Marsha Jones of 301 Hollywood Street, Goodlettsville, Tennessee 37072 (collectively the 'Borrowers')

Lender: Carolyn Jones of 600 North Jefferson Street, Winchester, Tennessee 37398

Principal Amount: $60,000.00 (sixty thousand dollars)

1. FOR VALUE RECEIVED, The Borrowers promise to pay to Carolyn Jones at such address as may be provided in writing to the Borrowers, the principal sum of $60,000.00 (sixty thousand dollars) USD, with interest payable on the unpaid principal at the rate of 4 percent per annum, calculated monthly not in advance.
2. This Note will be repaid in 180 equal consecutive monthly installments of principal and interest on the fifteenth day of each month commencing December 15, 2011 with any outstanding balance owing under this Note being paid at the end of its term.
3. At any time, the Borrowers may pay the outstanding balance then owing under this Note to Carolyn Jones without further bonus or penalty.
4. Notwithstanding anything to the contrary in this Note, if the Borrowers default in the performance of any obligation under this Note, then Carolyn Jones may declare the principal amount owing and interest due under this Note at that time to be immediately due and payable.
5. Default in this Note will be 12 (twelve) months of continuous nonpayment.
6. A Late payment of 30 (thirty days or more) will result in a $15.00 (fifteen dollar) late payment fee.
7. This Note will be construed in accordance with and governed by the laws of the State of Tennessee.
8. If any term, covenant, condition or provision of this Note is held by a court of competent jurisdiction to be invalid, void or unenforceable, it is the parties' intent that such provision be reduced in scope by the court only to the extent deemed necessary that court to render the provision reasonable and enforceable and the remainder of the provisions of this Note will in no way be affected, impaired or invalidated as a result.
9. This Note is given to secure the payment of the purchase price of the following (the 'Security'): 301 Hollywood Street, Goodlettsville, Tennessee 37072.
10. Title to the Security will be transferred to the Borrowers at execution of this Note. Carolyn Jones will retain a vendors' lien in the Security and the Borrowers grant to Carolyn Jones a security interest in the Security until this Note is paid in full. Carolyn Jones will be listed as a lender on the title of the Security.

11. Upon the death of the lender, Carolyn Jones, this loan will be considered paid in full, and title and ownership of Security of 301 Hollywood Street, Goodlettsville, Tennessee 37072, will go to the Borrowers, Daniel and Marsha Jones.

IN WITNESS WHEREOF the parties have duly affixed their signatures under seal on this 17 day of December, 2011.

SIGNED, SEALED AND DELIVERED this 17 day of December, 2011 in the presence of SHERRY WALLS STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY _____ (seal) A NOTARY PUBLIC IN AND FOR The State of Tennessee Address 1810 Share Spring Rd Winchester, TN 37398 Telephone 931-967-4321	Daniel Jones Daniel Jones 12-17-11 Marsha Jones 12-17-11 Marsha Jones

NOTARY ACKNOWLEDGEMENT

State of Tennessee

County of

On this 17 day of December, 2011, before me personally appeared The Borrowers, Daniel and Marsha Jones, and Lender, Carolyn Jones, to me known to be the person's described in and who executed the foregoing instrument, and acknowledged that he and she executed the same as his and her free act and deed.

Sherry Walls

Notary Public

Sherry Walls

Print name

My commission expires: 9-21-15

SIGNED, SEALED AND DELIVERED this 17 day of December, 2011 in the presence of Sherry Walls A NOTARY PUBLIC IN AND FOR The State of Tennessee Address 1810 Sharp Springs Rd Winchester, TN 37398 Telephone 931-967-4321	Daniel Jones 12-17-11 Daniel Jones Marsha Jones 12-17-11 Marsha Jones Carolyn Jones 12-17-11 Carolyn Jones

SHERRY WALLS
STATE OF TENNESSEE
NOTARY PUBLIC
(Seal)
FRANKLIN COUNTY