BOOK 5007 PAGE 863

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: Mail	MAP-PARCEL NUMBERS
Joseph N. Barker, Trustee	Commerce Union Bank	MAP 75-4
(NAME) 1912 Parkway Towers	(NAME) 2720 Lebanon Rd.	PAR. 52
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37219	(STREET ADDRESS) Donelson, Tenn. 37214	m.p.
(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, Russell R. Jenkins and wife, Peggy K. Jenkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph N. Barker, Trustee, with full power to sell, mortgage and convey, without the joinder of any beneficiary,

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:

Being Lot No. 286 on the Plan of Tulip Grove, Section 5, as of record in Book 4175, page 71, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Russell R. Jenkins and wife, Peggy K. Jenkins, by deed from Fischer and Short Construction Company, Inc., of record in Book 4534, page 212, said Register's Office.

The above property is subject to:

1. Deed of trust of record in Book 4534, page 214, said Register's Office.
2. Deed of trust of record in Book 4813, page 620, said Register's Office.
3. Restrictive covenants of record in Book 4349, page 112, and Book 4367, page 936, said Register's Office.
4. The Plan of record in Book 4175, page 71, said Register's Office.
5. Driveway easement serving Lot 285 in Book 4492, page 422, said Register's Office.

CO 43 00000	MO
WD 4.00	MS
TD	ST 111.80
CC	ST
MR	PF 26
UCC	TOTAL 116.30

unimproved ( )
This is improved (X) property, known as 4526 Baton Rouge Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 successors, assigns 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 our hand s this 12th day of March, 1976

Peggy K. Jenkins

Peggy K. Jenkins

Russell R. Jenkins

Russell R. Jenkins

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, Louise M Duke, a Notary Public in and for said County and State, the within named Russell R. Jenkins and wife, Peggy K. Jenkins, the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12 day of March, 1976

Commission Expires: 8-30-77

Louise M Duke
Notary Public

STATE OF _____)

COUNTY OF _____)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this ___ day of _____, 19__

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM

RUSSELL R. JENKINS and wife,

PEGGY K. JENKINS

TO

JOSEPH N. BARKER, TRUSTEE

D 41233

IDENTIF. REFERENCE

MAR 22 2 30 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 43,000

Subscribed and sworn to before me this 15th day of March, 19 76

My Commission Expires: 8-30-77

Louise M Duke
Notary Public