3

Form No. WD-1

BOOK 5856 PAGE 561

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ #45,917.56

X Jimmy L. Jenkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 1982

Notary Public

MY COMMISSION EXPIRES: 2-28-84

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE LARGO

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON – 295 PLUS PARK BOULEVARD, SUITE J – NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy L. Jenkins (NAME)	Dobson & Johnson, Inc. (NAME)	Map 75-13
227 Jacksonian Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	Parcel 53
Hermitage, TN 37076 (CITY) (STATE) (P.O.ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	4D-31346

FOR AND 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, James B. Herring and wife, Margaret L. Herring

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy L. Jenkins and wife, Jackie G. Jenkins

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OR LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

Being Lot No. 250 on the Plan of Hermitage Hills, Section II, of record in Book 2900, Page 112, Register's Office for said County.

Said Lot No. 250 fronts 80.0 feet on the northeast margin of Jacksonian Drive and runs back between lines measuring 160.1 feet on the northwesterly side and 147.5 feet on the southeasterly side to a dead line in the rear on which it measures 92.7 feet.

Being the same read property conveyed to James B. Herring and wife, Margaret L. Herring, by deed from Bill George, Sr., and wife, Martha N. George, of record in Book 3991, Page 829, said Register's Office.

Property is subject to a First Mortgage Deed of Trust securing Dobson & Johnson in the original amount of $16,950.00 of record in Book 3991, Page 831 said Register's Office, which Grantees assume and the escrow account is being transferred by Grantors to Grantees for consideration already stated.

Property is subject to a second Mortgage Deed of Trust securing Associates Capital in the gross amount of $61,216.55 with the net amount being $28,043.06 of record in Book 5730 Page 989 said Register's Office, which Grantees assume.

Property is subject to Restrictive Covenants of record in Book 3096, Page 5, said Register's Office.

Property is subject to a 45-foot minimum building setback line along the southerly margin of said lot and a 10-foot easement for public utilities along the northerly margin of said lot; both as set out per plan of record in Plat Book 2900, Page 112, said Register's Office.

This is unimproved ( ) improved (X) property, known as 227 Jacksonian Drive (House Number) (Street) Hermitage, TN 37076 (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 heir 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 our hand s this 26th day of February, 1982

James B. Herring: James B. Herring

Margaret L. Herring: Margaret L. Herring

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James B. Herring and wife, Margaret L. Herring

the bargainor s, 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 26th day of March

Commission expires 1-22-84

Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainer, and corporation, and that (he) as such (they) _____ and _____, being authorized so to do, execute the foregoing instrument for the purposes 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 the _____ day of _____ 19 _____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

James B. Herring and wife

TO

Jimmy L. Jenkins and wife,

G 8 1 4 7 9

IDENTIF. REFERENCE

MAR 1 2 44 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

EDWARD SEDDON
ATTORNEY - AT - LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

03/01 135.84- CHECK

4810

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5856 PAGE 563

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

45517.55- CO
119.34 CO TX
.50 PRFEE
6.00 WDEED
CHECK 125.34-
4810A03/01/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

681479

IDENTIF. REFERENCE

MAR 1 2 04 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 869252