BOOK 6775 PAGE 575

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January 1986

Notary Public

MY COMMISSION EXPIRES: 9-19-89

(AFFIX SEAL)

NOTARY PUBLIC LARGE STATE OF TENN.

**THIS INSTRUMENT WAS PREPARED BY**

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
| Darryl K. Jenkins | Singleton Mortgage Corporation | MAP 14 |
| (NAME) | (NAME) | |
| 6800 Clarksville Hwy. | 6263 Poplar, Suite 100 | PARCEL 18 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Joelton, TN 37080 | Memphis, TN 38119 | 14D-03580 |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

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, Gary A. Ross and wife, Janet Ross

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Darryl K. Jenkins and wife, Karin L. Jenkins and Victor K. Jenkins and wife, Elizabeth A. Jenkins, as Joint Tenants with right of survivorship

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.

LAND in the 14th, formerly 24th Civil District of Davidson County, Tennessee, described partially according to a survey made by H. Gee, Surveyor, dated June 11, 1959, as follows:

BEGINNING at an iron pin in the northerly margin of Clarksville Highway, said point being located in a westerly direction 581.75 feet, more or less, from William's corner, said point also being located 290 feet, more or less, in an easterly direction from the center line of Harper road; thence leaving said Clarksville Highway, North 15 degrees 56' East 212.60 feet to an iron pin; thence South 71 degrees 9' 15 " East 80 feet, more or less, to an iron pin; thence South 16 degrees 31' West 232.72 feet to an iron pin in the northerly margin of Clarksville Highway; thence along the said margin of said Highway and in a westerly direction 81.22 feet, more or less, to the point of beginning, containing 0.40 acre, more or less.

Being the same property conveyed to Gary A. Ross by deed from Evelyn L. Hunnicutt, of record in Book 6596, page 980, said Register's Office.

73449

IDENTIFICATION REFERENCE

FEB 3 11 11 AM '86

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN

This is improved ( X ) unimproved ( ) property, known as 6800 Clarksville Hwy., Joelton, TN 37080
(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 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 covey 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 28th day of January, 19 86

Janet Ross

Janet Ross

Gary A. Ross

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary A. Ross and wife, Janet Ross

(or proved to me on the basis of satisfactory evidence)

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 28th day of January, 19[illegible]

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted/and who and _____ (or proved to me on the basis of satisfactory evidence)

upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, 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**

~~Gary A. Ross~~
Janet Ross

**TO**

Darryl K. Jenkins
~~Karin L. Jenkins~~
Victor K. Jenkins
Elizabeth A. Jenkins

**RETURN TO:**

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY AT LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 37800.00- CONT. | |
| | | | 968.00 CSTAX | |
| | VD | | 968.00- CSTAX | |
| | | | 55.00 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 MISC | |
| | | | CHECK 124.50- | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3449 IDENTIFICATION REFERENCE FEB 3 11 11 AM 06 FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY

No. 216084