FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF Sept 1986.

Notary Public

MY COMMISSION EXPIRES: 5-17-87

(AFFIX SEAL)

File 14

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, ATTORNEY, P. O. Box 1189, Madison, TN 37116
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| TENNESSEE REAL ESTATE CO. (NAME) | ~~NAME~~ Fidelity Federal S&L (NAME) | Map 90-11 |
| 398-B Murfreesboro Road (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | Parcel 5 |
| Nashville, TN 37210 (CITY) (STATE) (P. O. ZIP) | Nashville TN 37219 (CITY) (STATE) (ZIP) | 8DA-33444 |

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, I JOHN C. JENKINS, JR. and wife Martha Jenkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TENNESSEE REAL ESTATE COMPANY, a Tennessee Corporation

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 Davidson County, Tennessee, being Lot No. 628 on the Plan of Charlotte Park, Section 9, of record in Book 2900, Page 77, Register's Office for said County.

SAID Lot No. 628 fronts 70.0 feet on the westerly margin of River Rouge Drive and extends back 260 feet more or less, on the southerly line and 256.7 feet more or less, on the northerly line to a line in the rear, measuring 71 feet thereon.

BEING the same property conveyed to John C. Jenkins, Jr., by deed from William Lashlee and William Haley, tenants in common, of record in Book 6684, Page 587, Register's Office for Davidson County, Tennessee.

MARTHA JENKINS, wife of the said John C. Jenkins, Jr., joins in this conveyance for the express purpose of conveying any marital right which she may have in said property now or in the future.

It is expressly understood and agreed that this conveyance is made subject to a first mortgage in favor of Commerce Union Bank, of record in Book 4700, Page 643, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 645 River Rouge Drive, Nashville, Tennessee 37209
(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 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 13 day of February, 1986

X Martha Jenkins
MARTHA JENKINS

X John C. Jenkins
JOHN C. JENKINS, JR.

Martha Jenkins

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN C. JENKINS, JR., et ux, MARTHA 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 13 day of February 19 86.

Commission expires May 17, 1987

Elizabeth Lohr
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 (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 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
JOHN C. JENKINS, JR.

TO
TENNESSEE REAL ESTATE COMPANY

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

6551 6

IDENTIFICATION REFERENCE

Nov 20 2 50 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7046 PAGE 319

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

0552A1 11/20/86 BAL .00

VB 3.00- MAREL
10.00- CAMT.
200.00 CSTAX
.50 PRFE
6.00 MORTG
209.50-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0552A1 11/20/86 BAL .00

65516

IDENTIFICATION REFERENCE

Nov 20 2 50 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 14458