\dom\jenkins.swd

Map & Parcel 172-1-A-89

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson
Dominion Bank Building
198 East Main Street
Franklin, Tennessee 37064
(615) 790-9678

Send Tax Bills To:

New Owner

New Owner:

Mr. & Mrs. John R. Jenkins
501 Enclave Circle
Nashville, TN 37211

Mortgagee:
Dominion Bank of
Middle Tennessee
198 East Main Street
Franklin, TN 37064

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, COMMERCE TRADING CORPORATION ("Grantor"), a Tennessee corporation, has bargained and sold and by these presents does transfer and convey to JOHN R. JENKINS and wife, PILAR B. JENKINS ("Grantee"), their heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

> Lot No. 89 on the Plan of Copperfield, as revised in Plat Book 6900, page 555, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.
>
> Being part of the same property conveyed to Commercial Trading Corporation, a Tennessee corporation, by quitclaim deed from Homes by Heritage, Inc., a Tennessee corporation, of record in Book 8310, page 706, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, their heirs and assigns, forever.

This conveyance of the said real property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Restrictive covenants of record in Book 6779, page 296, and rerecorded in Book 6783, page 973, and as amended and superseded in Book 7071, page 482, and further amended at Book 7208, page 889, said Register's Office.

3. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County in Book 7593, page 488, and Book 7593, page 511, said Register's Office.

4. Plan of record in Book 6900, page 555, said Register's Office.

IDENTIF. REFERENCE

MAY 3 10 55 AM '94

FELIX Z. DAVIDSON COUNTY TN.

PICK-UP

11631

GRANTOR FURTHER COVENANTS and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, their heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on this 2 day of May, 1991.

COMMERCE TRADING CORPORATION,, a Tennessee corporation,

By: _____

Title: Vice President

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, MARIE A. SWEENEY, a Notary Public of said County, LANCE B. CHITWOOD, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Vice President of Commerce Trading Corporation, a Tennessee corporation, and is authorized to execute this instrument on behalf of said corporation.

Witness my hand, at office, this 2ND day of May, 1991.

_____
NOTARY PUBLIC

My Commission Expires: 7-2-94

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is TWENTY SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($27,500.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 2nd day of May, 1991.

_____
NOTARY PUBLIC

My Commission Expires: 7-2-94

05/02 0101 03CHECK 97.45



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8344 PAGE 545

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 27500.00
CON TX 90.75
PRFEE 1.00
WFEED 6.00
TOTAL 97.75
CHECK 97.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/03/91 01 10:55 0001 8916

I. I: 6 3 I

IDENTIF. TREFERENCE

MAY 3 10 55 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 418569