#12430 File Box 38 First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215 BOOK 9348 PAGE 858

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SHERRIE L. JENKINS	COMMUNITY MORTGAGE CORPORATION	Map 116-3-B
(NAME)	(NAME)	
4505 Harding Road, #146	6389 Quail Hollow	Parcel 146
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Memphis, Tennessee 38120	FB 7DA78035
(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, RUTH J. GARDNER, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHERRIE L. JENKINS AND WILLIAM K. JENKINS, JR., BOTH UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit 146 on the Plan of Royal Oaks Condominium Apartments of record in Plat Book 5200, page 45, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4505 Harding Road Homeowners' Association a horizontal property regime established by Master Deed and By-Laws of record in Book 5282, page 972, said Register's Office.

Being the same property conveyed to Ruth J. Gardner by deed from A. M. Tenison, Jr. and wife, Adrienne B. Tenison of record in Book 5728, page 869, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 5282, page 972; (3) Easements of record in Book 4835, page 964, Book 5144, page 244, Book 4744, page 370, Book 4978, page 524, Book 3165, page 607, and Book 3347, page 188; (4) Charter of record in Book 5282, page 501; and (5) All matters appearing on the Plan of record in Book 5200, page 45, said Register's Office. (6) Easements of record in Book 4660, page 059 and Book 4668, page 986.

51332 IDENTIF. ↑ REFERENCE

94 MAY 18 AM 11:16 FELIX [illegible] REGISTER DAVIDSON COUNTY, TN.

7456 05/18 0101 03CHECK 275.40

This is improved ( ) unimproved ( ) property, known as 4505 Harding Road, #146, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 12th day of May, 19 94.

Ruth J. Gardner By Marilyn M. Fletcher

RUTH J. GARDNER
BY: MARILYN M. FLETCHER, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF _____ BOOK 9348 PAGE 859

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARILYN M. FLETCHER, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said RUTH J. GARDNER and is authorized by the said RUTH J. GARDNER to execute this instrument on her behalf.

Witness my hand, at Office, this 12th day of May, 1994.

My Commission Expires: 11/20/96

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May 1994

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

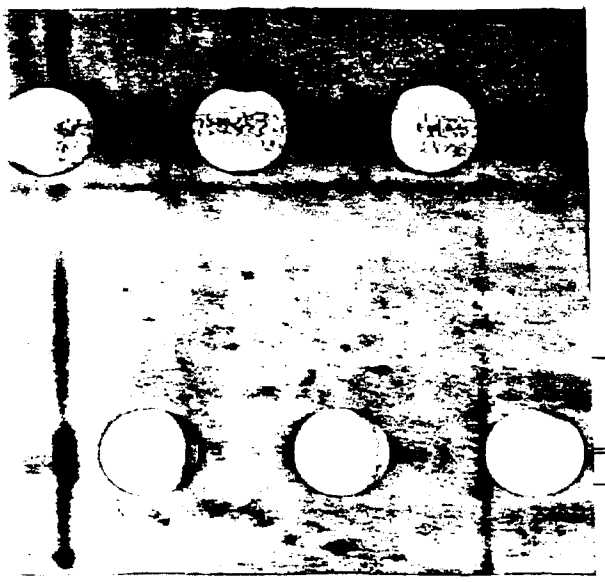
Notary Public

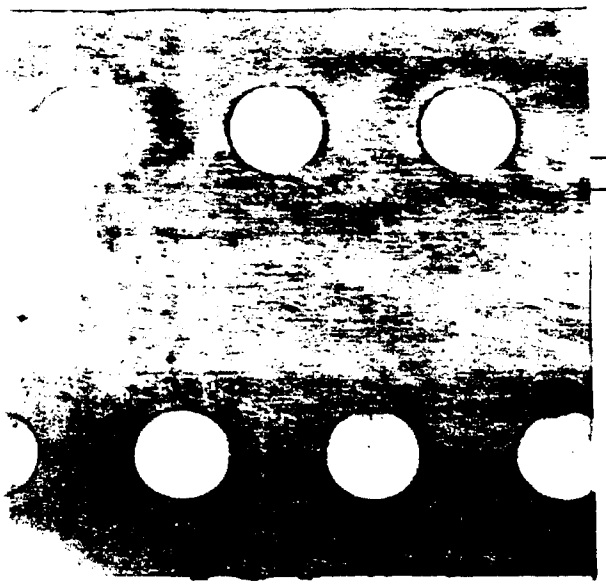
WARRANTY DEED

FROM
RUTH J. GARDNER

TO
SHERRIE L. JENKINS AND WILLIAM K. JENKINS, JR.

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 928
BRENTWOOD, TENNESSEE 37024-0928





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9348 PAGE 869

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

CAMT 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 8.00
TOTAL 275.40
CHECK 275.40

05/13/94 01 11:16 0001 7456

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51332
IDENTIF. ↑ REFERENCE

94 MAY 18 AM 11:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 792470