2613

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Tony Ray Jenkins	New Owners	
Tammy Rena Jenkins		Map 099-000
4461 Pond Creek Road		Parcel 004.00
Pegram, Tennessee 37143		Map 086
		Parcel 012.00
This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205		

WARRANTY DEED

BOOK 9626 PG 440

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Elizabeth J. Johnson, unmarried ("Grantor") has bargained and sold, and by these presents do transfer and convey unto Tony Ray Jenkins and wife, Tammy Rena Jenkins, (The "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Cheatham and Davidson County, State of Tennessee, (the property) being more particularly described as follows, to wit:

See attached Exhibit A for legal description

Being the same property conveyed to Elizabeth J. Johnson by Warranty Deed from James Louis Johnson of record in Book 339, page 484, said Register's Office for Cheatham County, Tennessee and by Quitclaim Deed to Elizabeth Johnson from James Louis Johnson of record in Book 9114, page 102, said Register's Office for Davidson County, Tennessee.

The description is the same as was used in the last deed of record.

This is improved property commonly known as 4461 Pond Creek Road, Pegram, Tennessee 37143.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $40,000.00.

Tony Ray Jenkins
Affiant

Subscribed and sworn to before me this 7th day of March, 1995.

Herman A. Peters
Notary Public

My Commission Expires May 28, 1995

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees's successors and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a

good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 7th day of March, 1995.

Elizabeth J. Johnson

Elizabeth J. Johnson

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 Elizabeth J. Johnson, the bargainor, with whom I am personally acquainted (or Proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of March, 1995.

Herman A. Ruben

Notary Public

My Commission Expires: May 28, 1995

NOTARY PUBLIC STATE OF TENN. AT LARGE

EXHIBIT A

BOOK 9626PG442

BEGINNING at a P. K. nail in the center of Pond Creek Road, the same being Raymond Johnson's northeast corner; thence North 4 degrees 24' 33" East 128.66 feet to an iron pin set near the east margin of said road; thence South 84 degrees 15' 45 " East passing through an iron pin at 198.42 feet,713.64 feet to an iron pin, Clara Loftis' northwest corner; thence with Clara Loftis' west line and John Whaley'sline, South 0 degrees 41' 29" West 400.28 to an iron pin, an exterior corner of Whaley; thence with the lines of Whaley and J. C. Warren, Jr., North 88 degrees 52' 02" East 609.17 feet to an axle; thence continuing with Warren, North 4 degrees 09' 27" West 135.98 feet; North 08 degrees 02' 10" East 62.40 feet to an iron pin; and North 82 degrees 03' 48" West 87.67 feet to a P.K. nail in the centerline of said road; thence with the centerline of said road, North 07 degrees 04' 43" West 146.96 feet to the beginning, containing 6.79 acres, more or less, according to survey of Winston Gaffron, Jr., Tennessee No. 1070, dated October 27, 1985.

3389 03/24 0101 03CHECK 12.00

44757
IDENTIF. ↑ REFERENCE

95 MAR 24 AM 9:13

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

DAVIDSON COUNTY, STATE OF TENNESSEE
I, Don Davidson, Register of the above county, do certify this
instrument was received at 9:00 o'clock
A.M., on 3-9-95, and recorded in
Note Book: [illegible] at Page: 116
Doc. No. 36 6 Fee No. 17304
Amount: 148.00
STATE TAX: [illegible]
STATE TAX: [illegible] 1.00
PROBATE FEE: [illegible]
RECORDING FEE: $ 12.00
TOTAL $161.00
Don Davidson REGISTER