This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 10309 PG 484

ADDRESS NEW OWNER:
Michael D. Jenkins and Penny A. Jenkins
4848 Big Horn Drive
Old Hickory, Tennessee 37138

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank
P.O. Box 3137
Memphis, Tennessee 38173-0137

MAP AND PARCEL:

Map	65
Group	13
Parcel	22

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Robert Allen Nichols and wife, Gayle P. Nichols**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michael D. Jenkins and wife, Penny A. Jenkins**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Wilson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Sherwood Forest, Section 1, as of record in Book 4175, page 153, Register's office for said county, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Robert Allen Nichols and wife, Gayle P. Nichols by deed from C. Kinian Cosner, Jr., Trustee , dated August 28, 1980, as of record in Deed Book 5649, page 242, Register's Office for Davidson County, Tennessee.

This is improved property known as 4848 Big Horn Drive, Old Hickory, TN 37138.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to restrictive covenants affecting the property herein conveyed, as evidenced by instruments of record in Book 4465, page 184 and amended in Book 4482, page 427, Register's Office for Wilson County, Tennessee, to which instrument reference is here made.

0261189
IDENTIF. ↑ REFERENCE

97 JAN -3 AM 8:44
DAVIDSON COUNTY, TN.

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This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 4175, page 153, said Register's Office, including but not limited to a 30 foot minimum building setback line from Big Horn Drive and a 20 foot minimum building setback line from Whittier Drive; health department restrictions; a 5' X 25' utility anchor easement on the southeasterly corner of said lot; and an overhang easement as depicted on said plat; and a 10 foot easement for public utilities and drainage along the rear line(s) of said property.

Real property taxes for 1996 have been settled between the parties.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Michael D. Jenkins and wife, Penny A. Jenkins, their heirs and assigns, forever; and we, Robert Allen Nichols and wife, Gayle P. Nichols, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of December, 1996.

Robert Allen Nichols

Gayle P. Nichols

BOOK 103 09 PG 486

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert Allen Nichols and wife, Gayle P. Nichols, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 30th day of December, 1996.

Patricia M. Swirn
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: February 3, 1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

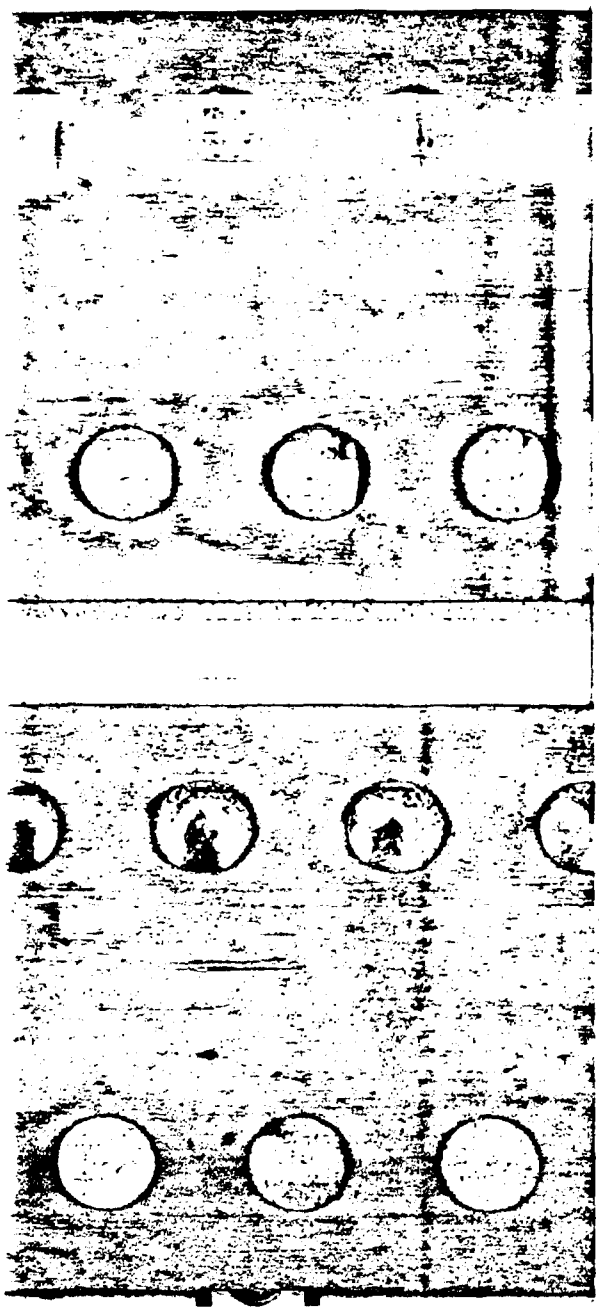
The actual value or consideration, whichever is greater, for this transfer is $ 95,000.00.

Michael D. Gilliland
AFFIANT

Subscribed and sworn to before me
this 30th day of December, 1996.

Patricia M. Swirn
NOTARY PUBLIC
My Commission Expires: February 3, 1997

NOTARY PUBLIC AT LARGE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10309 PG 487

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 95000.00
CON TX 351.50
PRFEE 1.00
WDEED 12.00
TOTAL 364.50
CHECK 364.50

01/03/97 01 08:44 0001 1657

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02611189

IDENTIF. ↑ REFERENCE

97 JAN -3 AM 8:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1104202