THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16502
File Box 9-B

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is: $ 665,000.00

Mary Ann Jenkins
Affiant

Subscribed and sworn to before me, this 14th day of July, 1999.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires SEP 23 [illegible]

WARRANTY DEED

Address New Owner(s): BAYARD H. ~~WALTERS~~ WALTERS 109 Savoy Circle Nashville, Tennessee 37205	Send Tax Bills to NEW OWNER	Tax Information 104-14-G 134.00 CO 7DA93008

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WILLIAM A. JENKINS AND WIFE, MARY ANN JENKINS ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ~~BAYARD~~ H. WALTERS AND WIFE, ROSEMARY L. WALTERS BAYARD ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 109 Savoy Circle, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

FEE STATE CLK CKBACK 24TD.50

Whenever used, the singular 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 executed this instrument on this 14th day of July, 1999.

William A. Jenkins by Mary Ann Jenkins
WILLIAM A. JENKINS
BY: MARY ANN JENKINS, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

Mary Ann Jenkins
MARY ANN JENKINS

99 JUL 22 AM 9:

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

MAIL ENV.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MARY ANN JENKINS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 1999

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires:

Notary Public

My Commission Expires SEP 23 [illegible]

WARDEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY ANN JENKINS 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 WILLIAM A. JENKINS and is authorized by the said WILLIAM A. JENKINS to execute this instrument on his behalf.

Witness my hand, at Office, this 14th day of July, 1999.

NOTARY PUBLIC

My Commission Expires: _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: SEP. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Resubdivision Plat of Whitworth Phase 02 Lot 23 and 24, as of record in Plat Book 8250, page 252, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William A. Jenkins and wife, Mary Ann Jenkins by deed from Whitworth Properties, L.P., a Tennessee limited partnership of record in Book 9225, page 969, said Register's Office.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 8026, page 305, Book 8282, page 45, Book 8830, page 249 and Book 9778, page 27; (3) Common area of record in Book 9778, page 32; (4) Charter of record in Book 8090, page 691 and Book 8283, page 523; and (5) All matters appearing on the plan of record in Plat Book 8250, page 252, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11582 PAGE 999 - A

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0614515

ILEGIBLE REFERENCE

99 JUL 22 AM 9:12

CAPT

	dd5000.00
CON TX	2460.50
PRFEE	1.00
MBEED	12.00
CFEE	2.00
TOTAL	2475.50
CHECK	2475.50

07/22/99 01 09:15 0001 5522

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1493822