ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Ralph A. Brown Betty Brown 621 Hardin Shire Drive Old Hickory, TN 37138	NEW OWNER	MAP and PARCEL 64-13A1600

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

BOOK 11634 PAGE 462

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Tim Lee Jenkins, married,** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Ralph M. Brown and Betty Brown, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Wilson** County, State of Tennessee, being more particularly described as follows, to wit:

0537 08/25 0101 03CHECK 463.88

A tract or parcel of land in Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 16, on the plan of The Villages at Southfork, of record in Plat Book 6900, page 482, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Tim L. Jenkins and wife, Julie L. Jenkins, by deed from U.S. Department of Veterans Affairs, of record in Book 8248, page 132, Register's Office for Davidson County, Tennessee. The said Tim L. Jenkins and Julie L. Jenkins having since divorced and by virtue of a Quitclaim Deed of record in Book 8683, page 292, the said Julie L. Jenkins conveyed her interest to Tim L. Jenkins.

This is property with a common address of 621 Hardin Shire Drive, Old Hickory, TN 37138.

Cindy A. Jenkins, spouse of Tim Lee Jenkins, joins in this conveyance to convey any and all interests she may have in said property including but not limited to any marital rights therein.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; 2) The plan of record in Book 6900, Page 482, said Register's Office, and all matters therein; 3) Restrictions of record in 7390, Page 454, said Register's Office; 4) Charter in Book 7174, Page 613, and in Book 7536, page 745, said Register's Office; 5) Easement of record in Book 7305, page 402, said Register's Office.

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $122,400.00

Affiant

Subscribed and sworn before me this 23rd day of August, 1999.

Notary Public

My Commission Expires: 10/20/99

NOTARY PUBLIC LARGE CO. TENN.

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' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their 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.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **23rd** day of **August, 1999**.

BOOK 11634 PAGE 463

Tim Lee Jenkins

Tim Lee Jenkins

Cindy A. Jenkins

Cindy A. Jenkins

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Tim Lee Jenkins and Cindy A. Jenkins, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **23rd** day of **August, 1999**.

Notary Public
My Commission Expires: 3-23-2002

File No. 9908-166.WD

MAIL TAX

99 AUG 25 PM 2:20

REGISTER
COUNTY, TN.

06 28459

IDENTIFICATION & REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11634 PAGE 464

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

MAMT
122400.00
ERR CO
MAMT
122400.00-
CAMT
122400.00
CON TX 452.88
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 463.88
CHECK 463.88

06/25/99 01 14:20 0001 0537

0628459
IDENTIF. & REFERENCE

99 AUG 25 PM 2:20
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1508626