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PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 12/19/00 10:24 2pgs
Fees:11.00 Taxes:410.33
20001219-0124231

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **December, 2000** by and between **Robert Davison and wfie, Patricia Davison** , herein after referred to as GRANTOR, and **Curtis Jenkins and wife, Tanisha Jenkins** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Antioch,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Towne Village of the Country, Section I, as of reord in Book 5200, page 55 and 56, Register's Office for said County to which plat reference is hereby given for a more complete description.

Being the same property conveyed to Robert Davidson and wife, Patricia Davidson by deed from Robert W. Blumer and wife, Dorothy T. Blumer of record in Book 6991, page 734, Register's Office for Davidson County, Tennessee.

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This is improved/unimproved property known as: 3105 Towne Village Road, Antioch, TN

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Robert Davison
Robert Davison
Signature of Seller

By Robert Davison POA
Patricia Davison
Patricia Davison
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Williamson)

On this **15th** day of **December, 2000** before me personally appeared Robert Davison , to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Patricia Davison , and acknowledged that he/she executed the same as the free act and deed of said Robert Davison .

Witness my hand, at office, this **15th** day of **December, 2000.**

Carol R Rivers
Notary Public

My Commission Expires: 11/27/2001

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Robert Davison**, the within named bargainor, with whom I am personally acquainted (or 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 in **Davidson** County, this **15th** day of **December, 2000.**

Carol R Rivers
Notary Public

My Commission Expires: 11/27/2001

Name and Address of Property Owner:
Curtis Jenkins and Tanisha Jenkins
3105 Towne Village Road, Antioch, TN

Send Tax Statements to:
1st Trust Bank for Savings
P.O. Box 17257, Memphis, TN 38187-0257

Map & Parcel: 150-06-0-114.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$110,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **December, 2000.**

Carol R Rivers
Notary Public

My Commission Expires: 11/27/2001

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
20-1-716