Davidson County DEEDWARR
Recvd: 04/12/01 11:34 2pgs
Fees:11.00 Taxes:379.25
20010412-0036077

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 6th day of April, 2001.

Notary Public

My Commission Expires: 11-18-01

NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Brad S. Jenkins and Brooke R. Jenkins
4653 Chutney Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
ERA Mortgage
P. O. Box 5455
Mount Laurel, NJ 08054

MAP-PARCEL NUMBERS:
165-14-0-010.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Roy S. Phillips and wife, Sara Jane Phillips** hereinafter referred to as Grantors, hereby transfers and conveys to **Brad S. Jenkins and wife, Brooke R. Jenkins** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 308, Section Seven, Peppertree Forest, as shown by plat of record in Plat Book 7900, Page 322, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Roy S. Phillips and wife, Sara Jane Phillips by Deed from David A. Anderson and wife, Michelle Anderson of record in Book 10579, Page 42, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 322, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7982, Page 736, and in Book 8757, Page 607, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter of record in Book 8757, Page 629, said Register's Office of Davidson County, Tennessee.

By-Laws of record in Book 8757, Page 623, said Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4653 Chutney Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 6th day of April, 2001.

Roy S. Phillips

Roy S. Phillips

Sara Jane Phillips

Sara Jane Phillips

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy S. Phillips and wife, and Sara Jane Phillips, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of April, 2001.

Notary Public

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

11-18-01

My Commission Expires

03009-BP