WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th Day of April, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires SEPT 6, 200

Record & Return To:
Southern Title Services, LLC
321 West Main Street
Lebanon, TN 37087
File No. 20015088

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 321 West Main Street Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny Dean	Owner	Map 083-3
(NAME)	(NAME)	
118 Rosebank Avenue	4527 Antelia	
(ADDRESS)	(ADDRESS)	Parcel 179.00
Nashville, TN 37206	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James R. Jenkins, Sr. and wife, Shirley A. Jenkins**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Danny Dean, unmarried** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being one half of Lot No. 6, on the Map W. S. Ashworth's Subdivision of Lot No. 47, and other lots in the Town of Brownsville, as of Record in Book 161, page 153, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 6, fronts 50 feet on the north side of Rosebank Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to James R. Jenkins, Sr. and wife, Shirley A. Jenkins from Walter E. Walls and wife, Mildred Christine Walls by Warranty Deed of record in Book 6112, page 748, Register's Office of Davidson County, Tennessee.

Subject to any and all matters as shown on the plan of record in Plat Book 161, page 153, Register's Office for Davidson County, Tennessee.

This is unimproved ( )
improved(x) property, known as 118 Rosebank Avenue Nashville TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 30th Day of April, 2001.

James R. Jenkins, Sr.

Shirley A. Jenkins

Davidson County DEEDWARR
Recvd: 05/04/01 09:52 2pgs
Fees:11.00 Taxes:240.50

20010504-0046062

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared James R. Jenkins, Sr. and Shirley A. Jenkins, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th Day of April, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires SEPT 6 2001