FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May 2001

Notary Public

MY COMMISSION EXPIRES: 1/31/04
(AFFIX SEAL)

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-6366-E

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa D. Eldridge (NAME)	Amerivest Mortgage Corporation (NAME)	MAP 61-11
909 McMahan Avenue (ADDRESS)	51 Century Boulevard, Suite 111 (ADDRESS)	PARCEL 3
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	15DZ3945

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ricky W. Jenkins, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Teresa D. Eldridge, unmarried

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 4 on the Plan of Phillips Subdivision, of record in Book 2083, Page 41, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 90 feet on the northerly side of McMahan Avenue and runs back 136.62 feet on the westerly line and 136.87 feet on the easterly line to a dead line in the rear on which measures 90 feet.

Being the same property conveyed to Ricky W. Jenkins and Alice E. Dunn, as joint tenants with the right of survivorship by deed from Clair Petre Ivanov, unmarried, of record in Book 9954, Page 107, Register's Office for said County. Having since conveyed to Rick W. Jenkins by QuitClaim Deed from Alice E. Dunn of record in Instrument #20000919-0092885, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/15/01 14:24 2pgs
Fees:11.00 Taxes:329.30
20010515-0050327

unimproved ( )
This is improved (X) property, known as 909 McMahan Avenue, Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 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 11th day of May 2001

Ricky W. Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ricky W. Jenkins, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 11th day of May, 2001.

Commission expires 10-25-2003

Vicki R Hodges
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public