**Return to: Box 10-B
Cohen & Cohen

THIS INSTRUMENT PREPARED BY:

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Nashville, Tennessee 37228
(615) 242-5003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $41,000.00. Eugenia Williams Lockridge

Subscribed and sworn to before me, this 25th day of May, 2001.

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Lee A. Cohen
Notary Public

My Commission Expires: 10/25/2003

Name & Address of new owner(s):	MAIL TAX BILLS TO:	Map/Parcel Numbers
Eugenia Williams Lockridge 1609 Essex Avenue Nashville, Tennessee 37216	SAME	081-10-0-032.00

Davidson County DEEDWARR
Recvd: 05/29/01 12:34 2pgs
Fees:11.00 Taxes:151.70

20010529-0055163

WARRANTY DEED

FOR AND IN 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, CLYDE U. JENKINS, WIDOWER, BY AND THROUGH WALTER HARDEMAN, CONSERVATOR, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESES PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO EUGENIA WILLIAMS LOCKRIDGE, AND HUSBAND, JOHNNY B. LOCKRIDGE, JR., HEREINAFTER CALLED 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 part of Lot No. 23, in Georgia Industrial Realty Company's North Nashville Property, as of record in Book 421, page 188, Register's Office for said County, described according to a survey by Barge-Waggoner and Sumner, Inc., June 21, 1956.

Said part of said Lot fronts 51.45 feet on the Westerly side of 26th Avenue, North, and runs back 164.35 feet on the Northerly line, and 163.3 feet on the Southerly line along the Northerly margin of Delk Avenue to a dead line measuring 70 feet thereon.

Being the same property conveyed to Clyde U. Jenkins and wife, Julia Jenkins by deed from Louis Schroeder, Jr., and wife, Myrtle Schroeder recorded in Book 2544, page 595, said Register's Office. The said Julia Jenkins having since died. Walter Hardeman, conservator for Clyde U. Jenkins, is authorized to sale said property by order of the Probate Court (7th Circuit), Davidson County Tennessee, dated May 18, 2001 in Case No. 97P1465.

This conveyance is subject to the following :

1. Matters shown on the Plan of record in Book 421, page 188, said Register's Office.
2. Easement set out in the Plan of record in book 2544, page 595, said Register's Office.
3. Davidson County taxes for 2001, a lien, but not yet due and payable.

This is improved property known as 1703 26th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with 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 25th day of May, 2001.

CLYDE U. JENKINS

Clyde U Jenkins

BY: Walter Hardeman

WALTER HARDEMAN, CONSERVATOR

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 Walter Hardeman (conservator) on behalf of Clyde U. Jenkins, 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 office in Nashville, Tennessee, this 25th day of May, 2001.

NOTARY PUBLIC AT

Notary Public

My Commission Expires: 7/26/2003