This Instrument Was Prepared By:
W. William Davis, Attorney, PC
219 Ward Circle, Suite 3
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/14/01 10:37 2pgs
Fees:13.00 Taxes:444.00
20010814-0087475

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, J. Campbell Jenkins, ("Grantor") have bargained and sold, and do hereby bargain, sell and convey unto R & M Properties, a Tennessee General Partnership composed of Michael A. Russell and Ben McKnight, ("Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, BEGINNING at a point on the northerly margin of Woodycrest Avenue and the southeasterly corner of the Elam property, as of record in Book 7283, page 539, Register's Office, Davidson County, Tennessee and being more particularly described as follows: (1) Thence N 01 deg. 54' 45" E, 150.00 feet to an iron pin; (2) Thence S 89 deg. 04' 24" E, 234.47 feet to an iron pin; (3) Thence with a curve to the right, having a central angle of 19 deg. 11' 40", a radius of 786.60 and an arc length of 263.52 feet to an iron pin; (4) Thence N 89 deg. 04' 24" W, 21.87 feet to the point of beginning, containing 0.49 acres or 21,150.51 square feet, according to survey of Phillip E. Holmes, Jr., RLS# 1728, dated May 31, 2001.

Being a part of the property conveyed to J. Campbell Jenkins by Warranty Deed of James E. Richmond, Jr., d/b/a Parris Company, dated May 23, 1989, and of record in Book 7852, page 822, Register's Office of Davidson County, Tennessee. And also being the same property conveyed to J. Campbell Jenkins by Quitclaim Deed of Evelyn Moody and Conrad Matthews which is being recorded simultaneously herewith as instrument number 20010814-0087474, Register's Office of Davidson County, Tennessee.

This property is known as 1137 Polk Avenue, Nashville, TN 37210

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with the appurtenances, estate title and interest thereto belonging to the Grantee, their heirs, successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has a good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 3 day of August, 2001.

J. Campbell Jenkins

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that J. Campbell Jenkins personally appeared before me and is known or proved to me to be the person who being informed of the contents of the foregoing instrument has executed same and acknowledged said instrument to be his free and voluntary act and deed and that he executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 3 day of August, 2001.

Notary Public

My Commission Expires: 2-27-05

STATE OF TENNESSEE

COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $120,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 3 day of August, 2001.

Notary Public

Commission Expiration:

RETURN TO:

W. William Davis, Attorney, PC
219 Ward Circle, #3
Brentwood, TN 37027

SEND TAX BILLS TO:

R & M Properties
c/o Horrell Realty
3030 Sidco Drive
Nashville, TN 37204

PROPERTY ADDRESS:

1137 Polk Avenue
Nashville, TN 37204

MAP & PARCEL:
106-9-17

Atty4/Russell/jenkins/deed.warranty