WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 2001

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GERALD H. LANGLEY (NAME)	BANK OF AMERICA, N.A. (NAME)	MAP 117-05-0
3602 SPERRY AVENUE (ADDRESS)	2059 NORTHLAKE PARKWAY (ADDRESS)	PARCEL 010.00
NASHVILLE, TN 37205 (CITY) (STATE) (ZIP)	TUCKER, GA 30084 (CITY) (STATE) (ZIP)	

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, Warren Rogers Jenks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GERALD H. LANGLEY, 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. 53 on the Plan of Henry Sperry Subdivision of record in Plat Book 974, Page 21, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Curtis W. Smith and wife Mary W. Smith by Deed from F. B. McCoy and wife Minnie May McCoy of record in Book 2276, Page 177. The said Curtis W. Smith predeceased his wife, Mary W. Smith. Mary W. Smith died October 22, 1982 Probate Docket #72350, leaving a will of record in Will Book 141, Page 116, Probate Court for Davidson County, Tennessee. Within this will, Mary Sue Smith devises and bequeaths to her sisters, Laura Williams Porter and Lou Anna Williams Jenks, remaining property to be divided equally between them resulting in Laura Williams Porter receivng a one-half (50%) undivided interest, individually, in said property and Lou Anna Williams Jenks receiving a one-half (50%) undivided interest individually in said property. Lora Porter conveys her one-half (50%) undivided interest to Louanna Jenks and Warren Rogers Jenks, each receiving a one-quarter (25%) by deed of record in Book 6034, Page 811. In order to own the property as tenants by entirety, deed was recorded in Book 6034, Page 814, Register's Office for Davidson County, Tennessee. The said Louanna Jenks having died September 10, 1999, said interest is now vested in Warren Rogers Jenks as surviving tenant by the entirety, the

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unimproved ( )
This is improved (X) property, known as 3602 SPERRY AVENUE, NASHVILLE, TN 37205
(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 24th day of August, 2001

Warren Rogers Jenks

Warren Rogers Jenks

Davidson County DEEDWARR
Recvd: 08/29/01 09:51 2pgs
Fees:13.00 Taxes:1036.00

20010829-0093666

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 Warren Rogers Jenks

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 NASHVILLE, Tennessee, this 24th day of August, 2001.

Commission expires 4/10/05

Notary Public

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____, 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, a _____, 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 _____, 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

CONTINUATION OF LEGAL DESCRIPTION

said Louanna Jenks having died September 10, 1999.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.