# GENERAL WARRANTY DEED

FROM: **Page Jenkins**
Grantor
TO: **The Clerendon Road Trust**
Grantee

This instrument was prepared by:
Robert L. Sullivan
Loeb & Loeb, PLC
45 Music Square West
Nashville, TN 37203

**Address of New Owner As Follows:**
The Clerendon Road Trust
c/o Charles Sussman, Trustee
1222 16th Avenue South, Suite 300
Nashville, TN 37215

**Name and Address of the Person or Entity Responsible for Payment of Real Property Taxes:** (New Owner)

**Map-Parcel Numbers:**
Map 158-05-0-A Parcel 0040CO
Map 158-05-0-A Parcel 1010CO

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,250,000.00.

_____Affiant

SUBSCRIBED AND SWORN TO before me, this the 1 day of April, 2002.

Sherri L Bruels
Notary Public
My Commission Expires JULY 30, 2005

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/01/02 15:14 2pgs
Fees:13.00 Taxes:4625.00
20020401-0039309

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FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Page Jenkins, unmarried (the "Grantor") has bargained and sold and by these presents does transfer and convey unto The Clerendon Road Trust (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot Nos. 4 and 4A, together with a proportionate interest in the Common Area, as shown on the Plan of Chickering Meadow, a Planned Unit Development, of record in Book 6900, page 501, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.
>
> Being the same property conveyed to Page Jenkins, unmarried, by deed from Edwin B. Emerson and wife, Rechilda Emerson of record in Book 11446, Page 6, Register's Office for Davidson County, Tennessee.

The Property is improved property known as 141 Chickering Meadow, Nashville, TN 37215.

This conveyance is expressly made subject to the following: Property Taxes for the year 2002 which have been prorated, and payment thereof by acceptance of this conveyance, is being expressly assumed by the Grantee; Homeowners'Association Dues for the Chickering Meadows Homeowners' Association for the year 2002 which have been prorated, and payment thereof by

acceptance of this conveyance is being expressly assumed by the Grantee; all matters appearing on the Plan of Record in Plat Book 6900, page 501; Declarations of Covenants, Conditions and Restrictions of record on Book 7447, page 254; By Laws of Chickering Meadows Homeowners' Association of record in Book 7447, page 272; Charter of Chickering Meadows Homeowners' Association of record in Book 7563, page 40; Deed of Conveyance for Water and Sewerage Services of record in Book 9190, page 537, and Book 8855, Page 588, all of record in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the property is unencumbered and unrestricted.

Grantor does further covenant and bind Grantor, his heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 28 day of March, 2002.

Page Jenkins, unmarried

STATE OF CALIFORNIA)
COUNTY OF Los Angeles

Personally appeared before me, Maralyn R Brady, a Notary Public of said County and State, Page Jenkins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at Office, this 28 day of March, 2002.

Maralyn R Brady
Notary Public

My Commission Expires: Oct 9, 2005

MARALYN R. BRADY
Commission # 1322748
Notary Public - California
Los Angeles County
My Comm. Expires Oct 9, 2005