STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 16th day of April, 2002.

Notary Public

My Commission Expires: 11-22-05

NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/19/02 11:13 2pgs
Fees:13.00 Taxes:717.80
20020419-0048904

ADDRESS NEW OWNER(S) AS FOLLOWS:
Eric Parent and Kelly L. Kent
1033 Elmshade Lane
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel: 172-030-A-061.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rodney V. Jenkins and wife, Brenda J. Jenkins,** hereinafter referred to as Grantors, hereby transfers and conveys to **Eric Parent and Kelly L. Kent, husband and wife,** hereinafter referred to as 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. 61 on the Plan of The Woodlands, Phase I, of record in Plat Book 6900, page 498 and 499, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rodney V. Jenkins and wife, Brenda J. Jenkins by deed from Hamid Toloogolzari of record at Instrument #2000 080300 77072, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, pages 498 & 499, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7334, page 109; Book 7408, page 250; Book 7516, page 37; Book 8464, page 463; Book 8622, page 390; Book 8634, page 224; Book 8643, page 675, Register's Office for Davidson County, Tennessee.

Subject to an Easement for Sewer of record in Book 8541, page 225, 230 and 235, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8454, page 246, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 8472, page 310, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 7336, page 3, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1033 Elmshade Lane, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 16th day of April, 2002.

Rodney V. Jenkins

Brenda J. Jenkins
By Rodney V. Jenkins
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rodney V. Jenkins, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of April, 2002.

Notary Public

My Commission Expires: 11-22-05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rodney V. Jenkins, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he is the attorney-in-fact for Brenda J. Jenkins and who further acknowledged that he executed the forgoing instrument for the purposes therein contained by signing his name as the attorney-in-fact for Brenda J. Jenkins

Witness my hand and official seal this 16th day of April, 2002.

Notary Public

My Commission Expires: 11-22-05

05110-BW