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Prepared by:
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Davidson County DEEDWARR
Recvd: 07/11/02 09:15 2pgs
Fees:13.00 Taxes:754.80
20020711-0083357

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $204,000.00

Michael D. Ellson JR.
Affiant

Subscribed and sworn to before me, this 26th day of June 2002.

Notary Public
My commission expires: ~~04/20/03~~ 8/19/03

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael D. Ellson, Jr. 9000 Poplar Creek Road Nashville TN 37221	Wells Fargo Home Mortgage	Wells Fargo Home Mortgage 4456 Corporation Lane Virginia Beach, VA 23462

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged. Sarah E. Jenkins an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Michael D. Ellson, Jr. and wife Mary K. Ellson hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEGINNING at an iron pin in the line between Lot No. 2 and 3 on an unrecorded map, surveyed by J. R. Underwood on October 6, 1973; thence with said line North 15 deg. 30' East 1100.5 feet to a point; thence North 53 deg. 40' East 263 feet to a point; thence North 37 deg. 45' East 150 feet to a point; thence with the line between Lot Nos. 3 and 4 on said map thence South 19 deg. West 1500 feet to a point in the Northerly margin of Poplar Creek Road; thence North 52 deg. 49' West in an arc 135 feet to the point of beginning and containing 5 acres more or less.

Being the same property conveyed to Odell P. Jenkins and wife, Sarah E. Jenkins by deed from George W. Umstead and wife, Loitie Umstead of record in Book 4786 page 886, Register's Office for Williamson County, Tennessee. Odell P. Jenkins having since died and Sarah E. Jenkins is the surviving tenant by the entireties.

This conveyance is made subject to the following: 1) 2002 taxes a lien which are not yet due and payable. 2) Easement Agreement of record in Book 6156 page 859

This property is improved property known as 9000 Poplar Creek Road, Nashville, Tennessee 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 27th day of June, 2002.

Sarah E. Jenkins

Sarah E. Jenkins

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 Sarah E. Jenkins and , the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 27th day of June, 2002.

Rosemary P. Smithson

Notary Public

ROSEMARY P. SMITHSON NOTARY PUBLIC AT LARGE TENN.

My Commission expires: ~~04/20/03~~ 8/19/03