Davidson County DEEDWARR
Recvd: 04/23/03 18:01 2pgs
Fees:13.00 Taxes:448.81
20030423-0054713

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Emily W. Jenkins 6154 New Hope Rd. Hermitage, TN 37076	Same as New Owner	Map 87-00 Parcel 23

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CHRISTOPHER J. ALDERMAN, joined by his wife, ANGELA L. ALDERMAN, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto EMILY W. JENKINS, unmarried, hereinafter referred to as the "GRANTEE", her 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 part of Lot No. 78 on the Plan of Moses T. Brooks, Deceased, Lands of record in Minute Book 'H', Page 690, County Clerk's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the center of New Hope Road, said point being North 0.2 miles, more or less, to Central Pike; thence North 87 deg. 30' West 313 feet to a point; thence North 2 deg. 30' East 208.7 feet to a point; thence South 87 deg. 30' East 313 feet to a point in the center line of New Hope Road; thence along New Hope Road, South 2 deg. 30' West 208.7 feet to the beginning.

Being the same property conveyed to Christopher J. Alderman, an unmarried person, by deed from Jo Dee M. Messina filed for record as Instrument No. 20010606-0059033, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 6154 New Hope Road, Hermitage, TN 37076.

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, her heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2003, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to a sanitary sewer and storm drainage easement in favor of the Metropolitan Government for Nashville and Davidson County, Tennessee filed for record in Book 11643, page 678, said Register's Office.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

JOINDER OF SPOUSE: ANGELA L. ALDERMAN, wife of CHRISTOPHER J. ALDERMAN, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

CHRISTOPHER J. ALDERMAN

ANGELA L. ALDERMAN

"GRANTEE"

EMILY W. JENKINS, unmarried

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER J. ALDERMAN and wife, ANGELA L. ALDERMAN, and EMILY W. JENKINS, unmarried, 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 the 17th day of April, 2003.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $121,300.00.

Affiant

Sworn to and subscribed before me, this the 17th day of April, 2003.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005