Davidson County DEEDWARR
Recvd: 09/23/03 15:17 3pgs
Fees:18.00 Taxes:473.60
20030923-0140855

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.
Jimmy D. Jenkins, et ux 2783 Lower Walkers Creek Rd. Goodlettsville, TN 37072	Chase Manhattan Mortgage Corporation 5409 Maryland Way, Ste. 202 Brentwood, TN 37027	Map 17 Parcels 102 and 103

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, ANNETTE H. COOPER TOMES, a single woman, and EDWARD C. HARRIS, JR., a single man, as tenants-in-common, each owning a one-half (½) undivided interest, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JIMMY D. JENKINS and wife, MELINDA K. JENKINS, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1: A tract of land in the 10th Civil District of Davidson County, Tennessee, being a part of a tract of 6 acres on the headwaters of Mansker Creek, and shown on a partial survey made by Pete Meyer, Surveyor, December 27, 1945, as follows:

BEGINNING at a hickory and beech stump in the center line of Shane Fork County Road in the north line of the property of Charlie Haley, being an inner corner of the original 6-acre tract, and the southeast corner of a tract of 3/4 acres that was conveyed to J.M. Lee by deed from John Thomas and wife, of record in Book 1110, page 1, Register's Office for Davidson County, Tennessee; thence along said road, South 84 deg. East 27 poles, South 83 deg. East 10.3 poles to the center line of said road at the southeast corner of said original 6-acre tract, in the southwest corner of a tract of 10-acres now owned by J.T. Carter and wife, having been conveyed to them by deed of record in Book 1369, page 250, said Register's Office; thence along Carter's westerly line, and along the westerly line of the lands of Nannie Haley, North 29 deg. West 37.9 poles to the top of a ridge; thence South 52 deg. West 27.7 poles to a stake at a post, being the northeast corner of said 3/4 acre tract conveyed to said Lee; thence along the east line of the same, South 11 deg. 45' East 225 feet, or 13.7 poles, to the beginning.

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 2783 Lower Walkers Creek Rd., Goodlettsville, TN 37072.

TRACT 2: Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey dated July 7, 1976, made by Harold H. Cole, Surveyor, as follows:

BEGINNING at a stake on the northwesterly side of Lower Walkers Creek Road, corner to Edward Harris; thence with said road, South 64 deg. 00' West 96.60 feet, and South 46 deg. 52' West 309.99 feet to an iron pin; thence leaving said road, North 25 deg. 05' West 325.26 feet to a stake in a fence line, corner to Osborne; thence with said Osborne and Edward Harris, South 84 deg. 53' East, passing a corner post at

120.90 feet, a total distance of 452.70 feet to the beginning, containing 1.36 acres, more or less.

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 2769 Lower Walkers Creek Rd., Goodlettsville, TN 37072.

BEING the same property conveyed to Annette H. Cooper Tomes and Edward C. Harris, Jr., as tenants-in-common, each owning a one-half (½) undivided interest, by Executor's Quitclaim Deed of record in Instrument No. 20020627-0077539, Register's Office for Davidson County, Tennessee.

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, the GRANTORS, 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 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 Escrow Closing Attorney, at closing.

2. Subject to rights of upper and lower riparian owners in and to the waters of Mansker Creek crossing or adjoining the property and the natural flow thereof, free from diminution or pollution.

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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

"GRANTORS"

ANNETTE H. COOPER TOMES

EDWARD C. HARRIS, JR.

"GRANTEES"

JIMMY D. JENKINS

MELINDA K. JENKINS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNETTE H. COOPER TOMES, EDWARD C. HARRIS, JR., and JIMMY D. JENKINS and wife, MELINDA K. JENKINS, 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 18th day of September, 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 $128,000.00.

Affiant

Sworn to and subscribed before me, this the 18th day of September, 2003.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005