WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

William E. Jenkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 2003

Patty M. West
Notary Public

MY COMMISSION EXPIRES: July 24, 2004
(AFFIX SEAL)

PATTY M. WEST NOTARY PUBLIC MY COMM. EXP. JULY 24, 2004 DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Jenkins (NAME)	Georgia Bank & Trust Co. (NAME)	MAP 116
2636 Crocker Springs Road (ADDRESS)	1321 Murfreesboro Road, Ste. 701 (ADDRESS)	PARCEL 48.00
Goodlettsville, Tennessee 37072 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Karen L. Scott and husband, Mitchell M. Scott

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William E. Jenkins and wife, Mary Ann Jenkins

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ( )
This is improved (X) property, known as 2636 Crocker Springs Road, Goodlettsville, Tennessee 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 the same is unencumbered, unless otherwise herein set out; and we 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. 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 30th day of September, 2003

Karen L. Scott
Karen L. Scott

Mitchell M. Scott
MItchell M. Scott

Davidson County DEEDWARR
Recvd: 10/08/03 09:01 3pgs
Fees:18.00 Taxes:536.50

20031008-0149053

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen L. Scott and husband, Mitchell M. Scott

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at White House, Tennessee, this 30th day of September, 2003.

Commission expires July 24, 2004

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

EXHIBIT A

Land in the 10th Civil Distric of Davidson County, Tennessee, being Tract No. 2 on a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated November 25, 1987, as follows:

BEGINNING at an existing iron pin in the easterly margin of Crocker Springs Road, the most southwest corner of this tract, and being the most northwest corner to Larry Newlin; thence with the margin of said road and with a curve to the left having a central angle of 21 deg. 11 min. 51 sec., a radius of 243.85 feet, and an arc length of 90.22 feet to a point in the margin of the Road, thence continuing with the margin of said Road, N. 24 deg. 14 min. 53 sec. W. 164.34 feet to an iron pin set in the margin of said Road, a corner to Tract 1 this survey, thence leaving said Road and with the line of said Tract 1, N. 68 deg. 26 min. 41 sec. E. 663.50 feet to an iron pin set in the line of F.W. Gray; thence with the line of said Gray S. 10 deg. 25 min. 56 sec. W. 626.17 feet to an exixting iron pin, in the line of said Gray and being a corner to Larry Newlin; thence with the line of said Newlin N. 71 deg. 58 min. 39 sec. W. 436.47 feet to the beginning containing 5.00 acres, more or less.

Being the same property conveyed to Karen L. Scott by deed from Claude Ervin Wair, Jr. of record in Instrument #20030822-0122010, Register's Office, Davidson County, Tennessee. Mitchell M. Scott herein joins to convey any and all rights and interests he may have, if any.

This is the same description as in previous deed of record.

This conveyance is subject to any and all easements, if any.