THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

MAP & PARCEL NO:
161-3-7

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $131,000.00.

B R J
Affiant

Subscribed and sworn to before me this the 17th day of October, 2003.

CHERYL L. ROTHWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Cheryl L. Rothwell
Notary Public

My Commission Expires: 11-26-05

Davidson County DEEDWARR
Recvd: 10/21/03 10:33 2pgs
Fees:13.00 Taxes:484.70
20031021-0155288

ADDRESS NEW OWNER(S) AS FOLLOWS:
MORTGAGEE:

Brian R. Jenkins
(Name)

3014 Hedrick #205
(Street Address)

Nashville, Tennessee 37203

SEND TAX BILLS TO:

Same
(Name)

Same
(Street Address)

W A R R A N T Y D E E D

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Linda Gail Wrenne Rhea, unmarried,** hereinafter referred to as the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Brian R. Jenkins, unmarried,** hereinafter collectively referred to as the "Grantee," his heirs and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See **EXHIBIT "A," attached hereto,** for a complete legal description of the property herein conveyed.

This is improved property known as: 538 Brewer Drive
Nashville, TN 37211

THIS conveyance is expressly made subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property; and all other matters of any kind or nature appearing of record; provided, however, Grantor warrants to Grantee, his heirs, and/or assigns, that there exist no mortgages, deed of trust liens or mechanics liens against the real property herein conveyed, as of the time of execution hereof. Real property taxes for the current year have been prorated and shall be assumed by Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land as, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and/or assigns forever; and Grantor does covenant with the said Grantee that she is 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; and Grantor does further covenant and bind herself, her heirs and assigns forever to warrant and forever defend the title to the said land to the said Grantee, his heirs, and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused her name to be affixed hereto on this 17th day of October, 2003.

Grantor:

Linda Gail Wrenne Rhea

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public, **Linda Gail Wrenne Rhea**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of October, 2003.

Notary Public

My commission expires: 11-26-05

CHERYL L. ROTHWELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

EXHIBIT "A"
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 41, on the Plan of Whispering Hills, Section IV, as shown on plat of record in Plat Book 2900, page 22 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to James M. Rhea and wife, Linda W. Rhea, by Deed of record in Book 6308, page 16, Register's Office for Davidson County, Tennessee. Pursuant to Quitclaim Deed recorded in Book 9854, page 464, said Register's Office, James M. Rhea conveyed his interest in subject property to Linda Gail Wrenne Rhea.