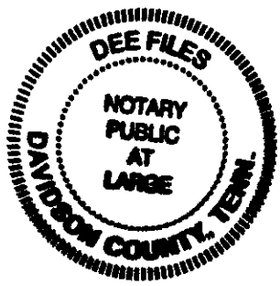
WARRANTY DEED



FILE BOX 19B
04-03-031-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Sandra S Schwarz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of March, 2004

Dee Files
Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MICHAEL T. FALCONE AND ERIKA D. FALCONE	SUNTRUST MORTGAGE, INC.	155-08-0-C
(NAME) 4229 N. West 43rd Street O-117	(NAME) 901 Semmes Avenue	171.00CO; F.B. 09D-80576
(ADDRESS) Gainesville, FL 32000	(ADDRESS) Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($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, I/we, **JAY M. JENKINS AND WIFE, JACQUIE JENKINS**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL T. FALCONE AND WIFE, ERIKA D. FALCONE**, 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, to-wit:

LAND in Davidson County, Tennessee being Lot No. 171, on the Plan of Poplar Creek Estates, a Planned Unit Development, Phase III, of record in Book 6900, Pages 339 thru 347, as amended in Book 7900, Pages 888 & 889, and in Instrument No. 20010911-0098418, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Jay M. Jenkins and wife, Jacquie Jenkins, by Deed from Shih-Jen Wu and wife, Debra Yao-Ying Tseng, of record in Instrument No. 20000302-0020449, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Poplar Creek Estates, of record in Book 6474, Page 346, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of **JAY M. JENKINS** pursuant to a Power of Attorney executed by same on the 30TH day of MARCH, 2003, and being filed for record in Instrument No. 20040402-0037591, and being recorded simultaneously herewith.

Davidson County DEEDWARR
Recvd: 04/02/04 15:18 2pgs
Fees:13.00 Taxes:758.50

20040402-0037619

BEING unimproved ☐
Improved ☒ property known as: 901 Kenwick Court West, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 30th day of March, 2004.

JAY M. JENKINS

By: Jay M. Jenkins by Jacquie Jenkins
Jacquie Jenkins, Attorney-in-Fact

JACQUIE JENKINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of March, 2004, before me personally appeared **JACQUIE JENKINS**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **JAY M. JENKINS**, and acknowledged that she executed the same as the free act and deed of the said JAY M. JENKINS.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of March, 2004.

My Commission Expires: 3/31/07

DEE FILES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JACQUIE JENKINS**, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 30th day of March, 2004.

My Commission Expires: 03/31/07

DEE FILES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public