(1)

File #200450196

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00.

Brennan O'Connor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brennan O'Connor and wife, Amanda O'Connor	OWNER with copy to James R. Jenkins, Sr. and Shirley A. Jenkins	Map: 83-01-353
(NAME) ~~1120~~ 1116 Sharpe Ave.	(NAME) 1140 Herb Harris Road	
(ADDRESS) Nashville TN 37206	(ADDRESS) Ashland City, TN 37015	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **JAMES R. JENKINS AND WIFE, SHIRLEY A. JENKINS,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **BRENNAN O'CONNOR AND WIFE, AMANDA O'CONNOR**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 17, on the Plan of J. B. Hancock's East End Addition, as shown by plat appearing of record in Plat Book 57, Page 133, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to James R. Jenkins and wife, Shirley A. Jenkins by Cash Deed dated October 21, 1991 of record in Book 8458, Page 154, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters shown on the plan of record in Plat Book 57, Page 133; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 1120 Sharpe Ave., Nashville, TN 37206
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 05/24/04 12:18 2pgs
Fees:13.00 Taxes:229.40
20040524-0060546

Witness our hands this 21st day of May, 2004.

James R. Jenkins

Shirley A. Jenkins

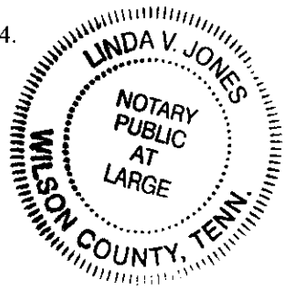
STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared James R. Jenkins and wife, Shirley A. Jenkins who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of May, 2004.

Notary Public



My Commission Expires: 7-23-05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076