FILE BOX 45

WARRANTY DEED

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th day of June, 2004

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Corey A. Jenkins	Mortgage Resources, Inc.	Map 165
4776 Greystone Street	404 BNA Drive, Suite 400, Bldg. 200	Group 14-0
Antioch, TN 37013	Nashville, TN 37217	Parcel 074.00

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, we

Dixie L. Vogt

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Corey A. Jenkins and wife, Herbernita K. 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:

BEING Lot No. 29, on the Plan of Peppertree Forest Subdivision, Section One, of record in Book 6900, Pages 973, 974, and 975, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Gary L. Vogt and wife, Dixie L. Vogt by deed from Built More Homes, Inc., of record in Book 8059, Page 774, dated February 22, 1990, Register's Office for said County. The said Gary L. Vogt now being deceased.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the plan of record in Plat Book 6900, pages 973, 974 and 975, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7982, page 736; and Book 8757, page 623, Register's Office for said county.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4776 Greystone Street, Antioch, TN 37013

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 25th day of June, 2004.

Dixie L. Vogt

Dixie L. Vogt

Davidson County DEEDWARR
Recvd: 06/29/04 13:00 2pgs
Fees:13.00 Taxes:442.15

20040629-0077080

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 Dixie L. Vogt, 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 Nashville, Tennessee, this 25th day of June, 2004.

My Commission Expires: 3/31/07

Notary Public

