Box 5

39-B

File #04-1397

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/01/04 09:16 2pgs
Fees:13.00 Taxes:858.40
20040901-0105560

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Coleen T. Quinn-Cooil, formerly Coleen T. Quinn,** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Russell S. Jenkins, and Shonna M. Sexton**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No.286 on the Plan of Horton Heights, Section H, as of record in Book 3600, Page 100, Register's Office for Davidson County, Tennessee.

Said Lot No. 286 fronts 183.0 feet on the easterly margin of Fleetwood Drive and extends back 259.6 feet on the northerly line and 153.0 feet on the southerly line to a line in the rear measuring 256.8 feet thereon.

Being the same property conveyed to Coleen T. Quinn by Quitclaim deed from Charles A. Eberhardt of record in Book 11611, Page 611, Register's Office for Davidson County, Tennessee. Coleen T. Quinn, having since married Bruce Cooil, is now known as Coleen T. Quinn-Cooil. Bruce Cooil joins in this conveyance to convey any and all marital interest he may have in the subject property.

Coleen T. Quinn-Cooil hereby warrants to the Grantee, Grantee's heirs and assigns, that the sum payable to Charles A. Eberhardt related to the subject property as set out in the Final Decree of Divorce of record as Instrument No. 200007140069893, RODC, has been paid and satisfied in full.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 6473 Fleetwood Drive, Nashville TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 31st day of August, 2004

Coleen Quinn-Cooil
Coleen T. Quinn-Cooil

Bruce Cooil
Bruce Cooil

State of Tennessee)
County of Davidson)

On this 31st day of August, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Coleen T. Quinn-Cooil and husband Bruce Cooil, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 232,000.00.**

Affiant

Sworn and subscribed before me on this the 31st day of August, 2004.

Carolyn M. Pearl
Notary Public

My Commission Expires: 5-28-07

CAROLYN M. PEARL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NEW OWNER:
Russell S. Jenkins
6473 Fleetwood Drive
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
First Horizon Home Loan Corp.
4000 Horizon Way
Irving, TX 75063

TAX MAP-PARCEL #:
102-8-112