THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23388-09-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $217,500.00. Affiant Subscribed and sworn to before me this 27th day of September, 2004. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE Christina M. Read My Commission Expires November 25, 2006 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Suzanne E. Jenkins Chris Jenkins 2013 24th Avenue South Nashville, TN 37212	**Send Tax Bills To:** First Franklin Financial Corp. 112 Town Park Kennesaw, GA 30144	**Tax Information:** Map No.104.11-0 Parcel No. 324.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patrick Blanton Kennedy, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Suzanne E. Jenkins and husband, Chris Jenkins** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2013 24th Avenue South, Nashville, TN 37212

Subject property is not the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of September, 2004.

Patrick Blanton Kennedy

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Patrick Blanton Kennedy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2004.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 09/30/04 12:13 2pgs
Fees:13.00 Taxes:804.75

20040930-0117869

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 101 on the Map of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421, page 7, Register's Office for said County.

Said southerly one-half of said Lot No. 101 fronts 45 feet on the westerly side of 24th Avenue, South and runs back between parallel lines 165 feet to an alley.

Together with an easement for shared driveway of record in Book 1333, page 460, said Register's Office.

Being the same property conveyed to Patrick Blanton Kennedy and W.C. Kennedy as Joint Tenants with the right of survivorship by deed dated June 10, 1997 from Edward Hunt Street of record in Book 10492, page 150, Register's Office for Davidson County, Tennessee. W.D. Kennedy being one and the same person as W.C. Kennedy having since died.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters appearing on the Plan of record as Book 421, page 7, Register's Office for Davidson County, Tennessee.
3. Joint Driveway Agreement of record in Book 1333, page 460, Register's Office for Davidson County, Tennessee.