State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Subscribed and sworn to before me, this 4th day of November, 2004.

My Commission Expires: 4·11·05

Affiant

Notary Public

File No. N13695

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 11/08/04 11:55 2pgs
Fees:13.00 Taxes:610.50
20041108-0134224

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Brian R. Jenkins		NAME: Brian R. Jenkins	
STREET ADDRESS: 5205 Idaho Avenue		STREET ADDRESS: 5205 Idaho Avenue	
CITY: Nashville	STATE: Tennessee	CITY: Nashville	STATE: Tennessee
ZIP CODE: 37209		ZIP CODE: 37209	
MAP & PARCEL NO.: 103-03-0/069.00			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Jason A. Ponciroli and Kimberly C Kaiser nka Kimberly C Ponciroli

Hereinafter called Grantors have, bargained and sold, and by these presents does hereby transfer and convey unto Brian R. Jenkins

Hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly 50 feet of the easterly 540 feet of the northerly 160 feet of Block 23 and 24 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for said County, and described according to a survey made by S.R. Sanford, Jr., Surveyor, dated June 29, 1946, and by survey by John Kohl, III, dated March 3, 1987, said part of Block 23 and 24 front 50 feet on the southerly side of Idaho, formerly 5th Avenue, and runs back between parallel lines, parallel with and 490 feet west of the westerly margin of 51st Avenue, North 160 feet to a dead line.

BEING the same property conveyed to Jason A. Ponciroli, unmarried and Kimberly C. Kaiser, unmarried by Warranty Deed from Barry Williams and wife, Rosita G. Banda, dated 02/19/02, recorded 02/21/02, as Document No. 20020221022283, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 5205 Idaho Avenue, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and we do covenant with the said Grantee 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 grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 4th day of November, 2004.

Jason A. Ponciroli

Kimberly C Kaiser nka Kimberly C Ponciroli

State of Tennessee
County of Davidson } ss

On this the 4th day of November, 2004, before me, the undersigned Notary Public, personally appeared **Jason A. Ponciroli and Kimberly C Kaiser nka Kimberly C Ponciroli**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires 4-M-05

LIKA ANN BOYD NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

WARRANTY DEED