Return to:
Jim R. Vanderpool, P.C.
5120 Virginia Way, C-22
Brentwood, TN 37027
(615) 370-4443

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(gj) Title No: 46038
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/07/04 09:07 2pgs
Fees:13.00 Taxes:739.63
20041207-0145478

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jason E. Jenkins Heather T. Jenkins 749 Newberry Road Nashville, Tennessee 37205	Same

TAX MAP-PARCEL NUMBERS: 102-15-018

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$199,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph A. Baust Jr. and spouse, Kimberly K. Baust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jason E. Jenkins and spouse, Heather T. Jenkins** 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. 205 on the Plan of Brook Meade Section VI of record in Book 2331, page 3 and 4, Register's Office for said County.

Said Lot No. 205, which is a corner lot, fronts 222.0 feet on the northerly margin of Newberry Road and fronts 143.2 feet n the westerly margin of Templeton Drive, said frontages being joined by a curve having a length of 40.1 feet, and extends back 170.0 feet on the westerly line and 242.3 feet on the northerly line, to a point of intersection.

Being the same property conveyed to Joseph A. Baust, Jr., and wife, Kimberly K. Baust by deed from Elizabeth P. Dykstra, a married woman, of record in Doc. No. 20021120-0143924, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331 Page 3 and 4, said Register's Office, which Plan shows a 60 foot minimum building setback line from Newberry Road and Templeton Drive and a 10 foot easement for public utility purposes along the northerly line(s).

This is improved property, known as: 749 Newberry Rd., Nashville, Tennessee 37205

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 1st day of December, 2004.

Joseph A. Baust Jr.

Kimberly K. Baust

State of TENNESSEE
County of DAVIDSON

On this 1st day of December, 2004 , before me the undersigned authority, personally appeared Joseph A. Baust Jr. and Kimberly K. Baust , 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.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $199,900.00

Affiant

Sworn and subscribed before me this the 1st day of December, 2004

Notary Public

My Commission Expires: _____

EMILY H. PROPHET NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008