Davidson County DEEDWARR
Recvd: 12/20/04 15:40 2pgs
Fees:13.00 Taxes:24.05

20041220-0151248

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
AJB Properties LLC	New Owner	Map 82-8
182 Thompson Lane		Parcel 4
Nashville, TN 37207		
		12141 26b

This instrument prepared by : Robert J. Notestine III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **James H. Jenkins and Barbara Jenkins** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **AJB Properties LLC, a Tennessee limited liability company** (The "Grantee"), its successors and and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 53, as shown on the map entitled Millers Addition to Edgefield, of record in Plat Book 57, page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James H. Jenkins and Barbara Jenkins, by deed of record in Book 9238, page 255, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Plan of record in Book 57, page 123, said Register's Office.

This is improved property commonly known as 814 N. 6th Street, Nashville, Tennessee 37207.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $6,500.00.

Affiant

Subscribed and sworn to before me this 16th day of December, 2004.

Notary Public

My Commission Expires: 9/22/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of December, 2004.

James H. Jenkins

Barbara Jenkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of December, 2004, before me personally appeared the undersigned, a Notary Public in and for said County and State, the within named James H. Jenkins and wife, Barbara Jenkins, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of December, 2004.

Notary Public

My Commission Expires: 9/22/07