WARRANTY DEED

G-CD-05-3831

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF February, 2005.

Notary Public

MY COMMISSION EXPIRES: 5-29-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

Davidson County DEEDWARR
Recvd: 02/18/05 10:01 2 pgs
Fees:13.00 Taxes:647.50
20050218-0018456

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	
Jana L. Baker	America's Wholesale Lender	
3831 Baxter Avenue (ADDRESS)	750 Old Hickory Blvd. #180 (ADDRESS)	
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	061-15-0-289.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIE L. JENKINS, JR. UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JANA L. BAKER UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING A PART OF LOT NO. 44 ON THE PLAN OF THE SUBDIVISION OF THE MAPLEWOOD HOME TRACT, OF RECORD IN BOOK 421, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A POINT IN THE SOUTHWEST CORNER OF BAXTER AVENUE AND OAK STREET; THENCE IN A GENERALLY WESTERLY DIRECTION 153.8 FEET TO A POINT; THENCE IN A GENERALLY SOUTHERLY DIRECTION 127.9 FEET TO A POINT; THENCE IN A GENERALLY EASTERLY DIRECTION 150.0 FEET TO A POINT IN THE WESTERLY MARGIN OF BAXTER AVENUE; THENCE, IN A GENERALLY NORTHERLY DIRECTION WITH THE WEST MARGIN OF BAXTER AVENUE 144.8 FEET TO THE POINT OF BEGINNING.BEING THE SAME PROPERTY CONVEYED TO WILLIE L. JENKINS, JR., UNMARRIED BY QUITCLAIM DEED FROM MAHEALANIE B. JENKINS, UNMARRIED, RECORDED SEPTEMBER 17, 2003 IN INSTRUMENT NO. 20030917-01136770, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE .

BEING THE SAME PROPERTY CONVEYED TO WILLIE L. JENKINS, JR., UNMARRIED BY QUITCLAIM DEED FROM MAHEALANIE B. JENKINS, UNMARRIED, RECORDED SEPTEMBER 17, 2003 IN INSTRUMENT NO. 20030917-01136770, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO WILLIE L. JENKINS, JR, AND WIFE, MAHALANIE B. JENKINS RECORDED OCTOBER 11, 2000 IN INSTRUMENT NO. 20001011-0 100947, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 421,page 174 in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3831 Baxter Avenue, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their 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 my/our hand(s) this 11th day of February, 2005.

Willie L. Jenkins, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Willie L. Jenkins, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

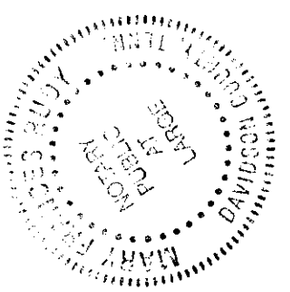
Witness my hand and official seal, this the 11th day of February, 2005.

Mary Frances Reed
Notary Public

My Commission Expires: 7-29-06

(SEAL)





RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903