Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

AMANDA S. WILLIAMS
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $144,000.00

Affiant

Subscribed and sworn to before me, this 25th day of March, 2005.

Notary Public
My commission expires: 11/21/06

03-0503-32566

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Rodney Jenkins 1403 Greenwood Avenue Nashville, TN 37206	NEW OWNER	083-02-0-048

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Denise Gomez-Perez and husband, Justo Gomez-Perez, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rodney Jenkins, unmarried and John Jenkins, married, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being the easterly 52 feet of the westerly 116 feet of Lot No. 1 on the Plan of H.M. Doak's Subdivision of record in Book 332, Page 22, Register's Office for said County.

Said part of Lot No. 1 fronts 52 feet on the northerly margin of Greenwood Avenue and extends back 200 feet on the easterly and westerly lines, to a line in the rear.

Being the same property conveyed to Denise and Justo Gomez-Perez by quitlcaim deed from Linda Watson of record in Instrument No. 20041129-0141756, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1403 Greenwood Avenue, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever **defend the title to said land to said Grantees, 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.

Davidson County DEEDWARR
Recvd: 03/31/05 12:03 2 pg
Fees:13.00 Taxes:532.80
20050331-0035014

WITNESS my hand this 25th day of March, 2005.

Denise Gomez-Perez

Justo Gomez-Perez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Denise Gomez-Perez and Justo Gomez-Perez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 25th day of March, 2005.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09