WARRANTY DEED

G-CWP-05-5716

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,500.00

Natasha Bilbrey
Affiant

Subscribed and sworn to before me, this 29th DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES: 1/4/06
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
~~Jeff Albert~~ Erin L. Kupres	New Owner	
5716 Maudina Avenue	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209		103-02-0 239.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 JOSEPH MATTHEWS JENNINGS AND KARAH ASHLEIGH JENNINGS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ~~JEFF ALBERT AND~~ ERIN L. KUPRES, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE PLAN OF RESUBDIVISION OF A PORTION OF LOT 7, JOHN M. BRANHAM'S FARM AS OF RECORD IN INSTRUMENT NO. 20000526-0052618, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

unmarried

BEING THE SAME PROPERTY CONVEYED TO JOSEPH MATTHEW JENNINGS AND KARAH ASHLEIGH JENNINGS, HUSBAND AND WIFE BY QUITCLAIM DEED FROM MATT JENNINGS RECORDED AUGUST 4, 2003 IN INSTRUMENT NO. 20030804-0110305 AND BEING THE SAME PROPERTY CONVEYED TO MATT JENNINGS, AN UNMARRIED PERSON RECORDED JUNE 22, 2001 IN INSTRUMENT NO. 20010622-0066304, 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 Instrument Number 2000026-0052618, in the Register's Office, Davidson County , Tennesee.

Davidson County DEEDWARR
Recvd: 05/05/05 15:18 2 pgs
Fees:13.00 Taxes:604.95
20050505-0050966

unimproved ( )
This is improved (X) property, known as 5716 Maudina Avenue, Nashville, Tennessee 37209
(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 29th day of April, 2005.

Joseph Matthews Jennings

Karah Ashleigh Jennings, by

Karah Ashleigh Jennings

, attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joseph Matthew Jennings, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Karah Ashleigh Jennings and acknowledged that he/she executed the same as the free act and deed of the said Karah Ashleigh Jennings.

Witness my hand and official seal at

on this the 29th day of April, 2005.

NOTARY PUBLIC

My Commission Expires:

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 2008

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Matthew Jennings 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 29th day of April, 2005.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 2008

RETURN TO:

~~2012 21st Avenue South~~
~~Nashville, TN 37212~~

~~615.383.2903~~

JD

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064