Davidson County DEEDWARR
Recvd: 05/12/05 10:40 2 pgs
Fees:13.00 Taxes:307.10

20050512-0053612

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $83,000.00

Affiant

PATRICIA D. PHARRIS NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Subscribed and sworn to before me, this 5th day of May, 2005.

Notary Public
My commission expires: 2/6/2008

08-0502-90501

Address of New Owner:	Send Tax Bills to:	Tax Information
Craig Christopher Smith 3137 Ewingwood Drive Nashville TN 37207	Same As New Owner	60-01-0-117.00

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, Kelvin O. Jenkins and Beverly J. (Jenkins) Bonner and Gary E. Jenkins and Sandra A. Jenkins and Phillip C. Jenkins and Joseph W. Jenkins and Richard Darryl Jenkins, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Craig Christopher Smith, hereinafter called the Grantees, their 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 Lot No. 87, on the Plan of Golden Valley, section one, of record in Plat Book 4175, Page 142, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Annie Lucile Jenkins, unmarried, and Ruth A. Southhall, unmarried, by deed from John Eddings and wife, Evelyn Eddings, dated 12/7/78, recorded 12/12/78, of record in Book 5374, Page 25, said Register's Office. Annie Lucile Jenkins died intestate 5/1/98, leaving said property to her heirs at law of record in Affidavit of Heirship of record in Instrument No. 20050512-0053611, said Register's Office. Ruth A. Southall subsequently died testate on 4/28/03, and by will of record in the Probate Court of Davidson County, Tennessee, Docket No. 04P-707, her interest in subject property was devised to Kelvin O. Jenkins and Beverly Bonner.

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 3137 Ewingwood Drive, Nashville, TN 37207

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.

After Recording Return To:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, Tennessee 37214

WITNESS my hand this 5th day of May, 2005.

Kelvin O. Jenkins

Phillip C. Jenkins

Beverly J. (Jenkins) Bonner

Joseph W. Jenkins

Beverly Bonner, as Conservator for
Richard Darryl Jenkins

Sandra A. Jenkins

Gary E. Jenkins

By: _____
Kelvin O. Jenkins, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kelvin O. Jenkins, Phillip C. Jenkins, Beverly J. (Jenkins) Bonner, Joseph W. Jenkins, and Sandra A. Jenkins, 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 Goodlettsville, TN, this 5th day of May, 2005.

PATRICIA D. PHARRIS NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

State of Tennessee at Large

My Commission expires 2/6/2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Beverly Bonner, Conservator for Richard Darryl Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and seal at Goodlettsville, Tennessee, this 5th day of May, 2005.

PATRICIA D. PHARRIS NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public at Large

My commission expires: 2/6/2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kelvin O. Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Gary E. Jenkins and that he is authorized by Gary E. Jenkins to execute this instrument on his behalf.

Witness my hand and seal at Goodlettsville, Tennessee, this 5th day of May, 2005.

PATRICIA D. PHARRIS NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public at Large

My commission expires: 2/6/2007