WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/11/05 12:47 2 pgs
Fees:13.00 Taxes:443.63

20050811-0095264

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,900.00

Franklin M. Jenkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August 2005

DANIEL L. WISCHHOF NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES

Notary Public

My Commission Expires 9/22/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 115, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Franklin M. Jenkins	nBank, NA	MAP 041-04
(NAME)	(NAME)	
4045 Yoest Drive	55 Merchant Street Ste 300	PARCEL 065.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Springdale, OH 45248	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jimmy Baird

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Franklin M. Jenkins and wife, Barbara A. Jenkins

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 23 on the Plan of Dalemere Subdivision, Section No. 2, as of record in Book 2854, Page 133, Register's Office for said County.

Said Lot No. 23 fronts 131.57 feet on the easterly side of Yoest Drive and extends back between lines, 302.20 feet on the northerly line and 305.77 feet on the southerly line, to a dead line in the rear on which it measures 131.58 feet.

BEING the same property conveyed to James Wesley White and wife, Margaret Louise White by Warranty Deed dated May 1, 1962, from Dallas L. Ottinger and wife, Mildred C. Ottinger of record in Book 3375, Page 135, Register's Office for Davidson County, TN The said James Wesley White having predeceased Margaret Louise White now known as Margaret White Ferrell. Margaret White Ferrell having died May 13, 1999, a resident of Davidson County, Tennessee. Said property was devised to Jimmy Baird pursuant to Last Will and Testament of Margaret White Ferrell of record in Will Book 229, Page 640, in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 4045 Yoest Drive, Nashville, TN 37207
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness my hand this 5th day of August, 2005.

Jimmy Baird

Jimmy Baird

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 Jimmy Baird

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 1st day of August 2005.

Commission expires 9/22/07

Notary Public

DANIEL L. WASCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public