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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/15/05 14:56 2 pgs
Fees:13.00 Taxes:554.63

20050815-0096408

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,900.00

SUBSCRI
5th

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS
$149,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS
THE 15 DAY OF Aug 20 05

MY COMM

Deputy Register

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory A. Cox (NAME)	Guaranty Trust Company (NAME)	MAP 051-14-0
632 Lemont Drive (ADDRESS)	P.O. Box 1218 (ADDRESS)	PARCEL 038.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133 (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, Frank M. Jenkins and wife, Barbara A. Jenkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory A. Cox and wife, Valerie J. Cox

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. 228 on the Plan of Gra-Mar Acres, Section 10, as of record in Book 2663, Page 34, Register's Office for said County, described as follows:

Beginning on the southerly margin of Lemont Drive at the corner of Lots Nos. 227 & 228; thence with the line between said two lots southerly 250.3 feet; thence north 69 deg. 9' east 77.27 feet to a concrete monument; thence north 81 deg. 20' east 67.64 feet to the corner of Lots Nos. 228 and 229; thence with the line between said two lots northerly 255.6 feet to the southerly margin of Lemont Drive; thence with the same westerly 144 feet to the point of beginning.

BEING the same property conveyed to Frank M. Jenkins and Barbara A. Jenkins, Husband and Wife, by Warranty Deed from Elliott W. Harris and wife, Sue S. Harris of record in Book 10957, page 234, Register's Office for Davidson County, TN

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 632 Lemont Drive, Nashville, TN 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 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 our hand s this 5th day of August, 2005

Frank M. Jenkins

Barbara A. Jenkins

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 Frank M. Jenkins and wife, Barbara A. Jenkins

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 5th day of August 2005.

Commission expires _____

D. Annette Maples
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____.

My Commission Expires NOV. 25, 2006

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

My commission expires _____

_____
Notary Public