WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/18/05 12:23 2 pgs
Fees:13.00 Taxes:443.63

20050818-0098476

STATE OF TENNESSEE
COUNTY OF DAVIDOSN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Atorney, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Sevlyn Blair	**New Century Mortgage Corp.**	**Map 133-3**
(NAME)	(NAME)	
3318 Dumas Drive	**5340 W. Kennedy Blvd., Suite 215**	**Parcel 161**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Tampa, FL 33609-2410**	
(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, **SCOTT DUNCAN JENKINS AND JAMES HAROLD JENKINS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICIA SEVLYN BLAIR, a single person** 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. 159 on the Plan of Glencoe Acres, Section II, of record in Plat Book 1835, page 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott Duncan Jenkins and James Harold Jenkins by Quitclaim Deed from Elizabeth McKinny Jenkins, filed for record as Instrument No. 20040120-0007562, Register's Office for Davidson County, Tennessee. James Victor Jenkins died June 14, 2002 leavign his interest to his wife, Elizabeth McKinny Jenkins. Being the same property conveyed to James Victor Jenkins and wife, Elizabeth McKinny Jenkins by deed from L. R. Kavanaugh and Joe Johnson and wife, Nancy Lee Johnson, filed for record in Book 2304, page 521, said Register's Office.

Scott Duncan Jenkins is signing on behalf of James Harold Jenkins pursuant to the Power of Attorney of Record as Instrument No. 20050818-0098476, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1835, page 136, said Register's Office; and (c) Restrictive covenants contained in Book 2088, page 534, as amended in Book 2105, page 633, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3318 Dumas Drive, Nashville, TN 37211

(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 hands this 16th day of August, 2005.

Estate of Elizabeth McKinney Jenkins

By: _____
Scott Duncan Jenkins, Executor

_____
Scott Duncan Jenkins

_____
James Harold Jenkins
By: Scott Duncan Jenkins, Attorney in Fact

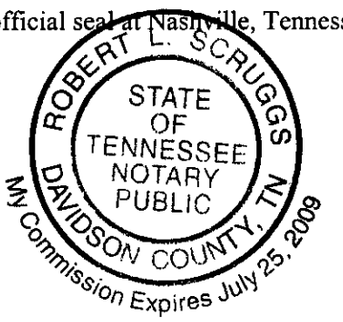
STATE OF TENNESSEE

COUNTY OF DAVIDOSN

Personally appeared before me, the undersigned, of said County, **Scott Duncan Jenkins** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of August, 2005.

Commission expires:



Robert L. Scruggs Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDOSN

On this 16th day of August, 2005, before me personally, **Scott Duncan Jenkins**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on **James Harold Jenkins** and acknowledged that he executed the same as the free act and deed of behalf **James Harold Jenkins.**

Witness my hand and official seal at Nashville, Tennessee this 16th day of August, 2005.

Commission expires:



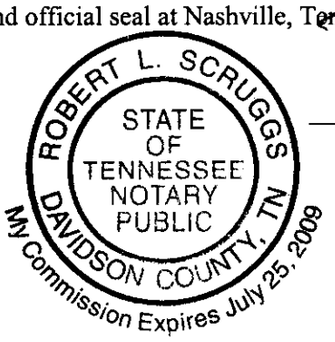
Notary Public

STATE OF TENNESSEE
COUNTY OF TENNESSEE

Personally appeared before me, the undersigned, of said County and State, **Scott Duncan Jenkins**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Executor of the Estate of Elizabeth McKinney Jenkins** and executed the within instrument as such Executor.

Witness my hand and official seal at Nashville, Tennessee this 16th day of August, 2005.

My Commission expires:



Notary Public