Davidson County DEEDWARR
Recvd: 12/14/05 12:23 2 pgs
Fees:13.00 Taxes:588.30

20051214-0150151

THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Keecal Easley and Marisa Bracey 4108 Pineorchard Place Antioch, TN 37013	Keecal Easley and Marisa Bracey 4108 Pineorchard Place Antioch, TN 37013	164-10-0-A-054.00

FOR AND IN 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, Jerome Jenkins, an unmarried man, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Keecal Easley and Marisa Bracey, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 167 of Village One Summerfield of record in Instrument No. 20000211001417O, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerome Jenkins, an unmarried man from KBRG of Nashville, LLC by deed dated 3/9/04 of record in Instrument No. 20040312-0028811, said Register's Office.

This is improved property known as: 4108 Pineorchard Place, Antioch, TN 37013

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. Whenever 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 5th day of December, 2005.

Jerome Jenkins
by Rebecca Curry
attorney in fact
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Rebecca Curry, with whom I am personally acquainted and who upon oath acknowledged Rebecca Curry to be the Attorney in Fact for Jerome Jenkins, the within named bargainor, and that whoever as Attorney in Fact being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of whoever, as Attorney in Fact.

Witness my hand and seal, this 5th day of December, 2005.

NOTARY PUBLIC

My commission expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $159,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY