Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 2005

Notary Public

MY COMMISSION EXPIRES: 11/14/09 (AFFIX SEAL)

LAURI A. BEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HJL, L.P. (NAME)	same (NAME)	MAP 84-13
P. O. Box 140510 (ADDRESS)	(ADDRESS)	PARCEL 5
Nashville, TN 37214 (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, Rufus Brown Jenkins and Margie Hunter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HJL, L.P.

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. 136 on the Plan of Donelson Hills Subdivision, as of record in Book 2331, page 22, Register's Office for said County.

Said Lot No. 136 fronts 79.0 feet on the southwesterly margin of Graeme Drive and runs back between lines measuring 330.0 feet on the northerly line and 173.7 feet on the southeasterly line to a dead line in the rear measuring 192.3 feet thereon.

Being the same property conveyed to Mildred Miles and Rufus Brown Jenkins by deed from Barrett B. Sutton, Jr., Trustee of record in Book 5332, page 373, Register's Office for Davidson County, TN. The said Mildred Miles having since died and Rufus Jenkins having been left a life estate which he is now conveying and Margie Hunter being the beneficiary of said property under the Will of Mildred Miles Green in the Probate Court for Davidson County, Tennessee, Docket No. 94-P1399 of record in Will Book 193, page 48.

This conveyance is subject to any and all existing easements of record including a sewer easement of record in Book 5036, page 283, and to all matters shown on the plan of record in Book 2331, page 22, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 106 Graeme Drive, Nashville, TN 37214
(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 15th day of December 2005

Rufus Brown Jenkins

Rufus Brown Jenkins

Margie Hunter

Margie Hunter

Davidson County DEEDWARR
Recvd: 12/19/05 10:50 2 pgs
Fees:13.00 Taxes:344.10

20051219-0151834

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 Rufus Brown Jenkins and Margie Hunter

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 Nashville, Tennessee, this 15th day of December 2005.

Commission expires 11/4/09

LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Laura A. Beasley

Notary Public

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

LEGAL DESCRIPTION CONTINUATION

The legal description is the same as the previous deed of record.