Davidson County DEEDWARR
Recvd: 06/22/06 10:07 2 pgs
Fees:13.00 Taxes:377.40
20060622-0074514

Name and Address of New Owner:

Catherine Masters
612 Vantrease Road
Madison TN 37115

Send Tax Bills To:

Same

Prepared by:

Southeast Title
555 Marriott Dr., S-170
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $102,000.00

Map & Parcel No.
151-3 25.00

Jami L. Harris
Affiant
Subscribed and sworn to before me on 05/26/06.

GIB VAN DER HEYDEN
MY COMMISSION EXPIRES
NOTARY PUBLIC AT LARGE
05-30-07
DAVIDSON COUNTY, TN

Notary Public

My Commission Expires:_____

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, The Estate of Edward O. Jenkins and Frankie Holt Jenkins, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Catherine Masters, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land in Davidson, Tennessee, being described as follows:

Being Lot Nos. 27 28,29 and 30 of Block "D", on the Map of Marthona, not of record, and described according to a copy of a survey thereof made by J.A. Mafford, Surveyor, in December, 1937, as follows:

Beginning at the point in the southerly margin of Ezell Road South, at the common corner of Lots 26 and 27, being 300 feet east of the eaterly margin of Ezell Road West; thence southerly, with the line between said lots, 344.6 feet to a point; thence easterly 100 feet to the common corner of Lots 30 and 31; thence with the line between said lots, northerly 342.66 feet to the southerly margin of Ezell Road South; thence with the margin of the same, north 86" 02" west, 100 feet to the beginning, Register's Office for Davidson County, Tennesssee.

Being the same property conveyed to Edward O. Jenkins and wife, Frankie Holt Jenkins by deed from Herman C. DePriest and wife, Mary M. DePriest, dated January, 09, 1956 of record in Book 2488 page 395, said Register's Office.

The said Edward O. Jenkins and wife, Frankie Holt Jenkins both have deceased. The will was probated in Docket # 05P944.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 612 Vantrease Road, Madison, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 05/26/06.

Brenda Jenkins Kleager
Brenda Jenkins Kleager,
Executrix

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Brenda Jenkins Kleager, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 26th day of May, 2006.

Notary Public

GIB VAN DER HEYDEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES 05-30-07

My Commission Expires: