**THIS INSTRUMENT PREPARED BY:**
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 24559J

**MAP/GROUP/PARCEL:** 122010A/334.00 CO

Davidson County DEEDWARR
Recvd: 07/17/06 10:40 2 pgs
Fees:13.00 Taxes:440.30
20060717-0085520

**NEW OWNER'S NAME AND ADDRESS:**
JUSTIN S. CHISHOLM
248 BUCK RUN DRIVE
NASHVILLE, TN 37214

**SEND TAX BILLS TO:**
New Owner

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, SARAH WARD JENKINS, A MARRIED WOMAN, hereinafter called Grantor, does hereby transfer and convey unto, JUSTIN S. CHISHOLM, a single man, his heirs and assigns, hereinafter called Grantee, property described as follows:

**Land in Davidson County, Tennessee, being Unit No. 1 in Woodland Point, Phase 9, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), locted on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennesee, and described in a Declaration of Covenants, Conditions and Resitrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044,Register's Office for Davidson County, Tennessee, (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditons and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, said Register's Office (the "First Supplement and the original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point Phase IX, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "B" to said First Supplement appearing at page 6 thereof, and Bylaws, appended thereto as Exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office are incorporated in this deed by reference and made part hereof the same as though copied herein.**

The subject property is improved property known as 248 BUCK RUN DRIVE, Nashville, TN 37214.

BEING the same property conveyed to Sara J. Ward (now known as Sara Ward Jenkins) herein by deed of record in Instrument No: 200404190044249, Register's Office for Davidson County, Tennessee.

Steven Jenkins, husband of Sara Ward Jenkins, joins in this conveyance for the purpose of conveying his marital interest in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Sarah Ward Jenkins
SARAH WARD JENKINS

Steven R. Jenkins
STEVEN JENKINS

**STATE OF TENNESSEE**
**COUNTY OF Sumner**

PERSONALLY appeared before me, the undersigned authority, SARA WARD JENKINS AND HUSBAND STEVEN JENKINS, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 3rd day of July, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

**STATE OF TENNESSEE**
**COUNTY OF Sumner**

The actual consideration or value whichever is greater for this transfer is $119,000.00.

Sarah Jenkins
AFFIANT

Sworn to and subscribed before me, this the 3rd day of July, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE