PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson

20B

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July, 2006.

Notary Public
MY COMMISSION EXPIRES 9/21/09
File No. G6-1184D

DORIS COLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 07/24/06 11:14 2 pgs
Fees:13.00 Taxes:628.63
20060724-0088711

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Treg Miles and April Hardcastle Miles, husband and wife (NAME)	Franklin American Mortgage Company (NAME)	61-7-298
1126 Kenwood Drive (STREET ADDRESS	501 Corporate Center Drive, STE 400 (STREET ADDRESS)	
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Jerry Wayne Jenkins, Heir at Law of the Estate of Jean W. Jenkins**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Treg Miles and April Hardcastle Miles, husband and wife** 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. 14, of Block "B", on the plan of Jackson Park, Section No. 1, as shown on plat of record in Plat Book 843, Page 17, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 14 fronts 60 feet three inches on the southerly side of Kenwood Drive and runs back 133 feet on the easterly line and 135 feet 10 inches on the westerly line to a dead line measuring 60 feet thereon.

Being the same property conveyed to Jean Womack Jenkins, by Deed from Lula Mai Womack, a widow, dated October 24, 1995, of Record in Book 9836, Page 622, Register's Office for Davidson County, Tennessee. The said Jean W. Jenkins having since died March 3, 2006 with Jerry Wayne Jenkins being her sole heir at law.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2005 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 1126 Kenwood Drive, Nashville, TN 37216.

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 my/our hand(s) this 19th day of July, 2006.

X _____.
Jerry Wayne Jenkins, Heir at Law
of The Estate of Jean W. Jenkins

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jerry Wayne Jenkins, Heir at Law of the Estate of Jean W. Jenkins, with whom I am personally acquainted, and who acknowledged that Jerrry Wayne Jenkins executed the within instrument for the purposes therein contained, and who further acknowledged that Jerry Wayne Jenkins is the Heir at Law of Jean W. Jenkins of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of July, 2006.

My Commission Expires: 3/20/10

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TATE OF TENNESSEE

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066