THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

Davidson County DEEDWARR
Recvd: 08/02/06 12:48 2 pgs
Fees:13.00 Taxes:510.60
20060802-0094025

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Shelli R. Isiminger 1432 Hunters Branch Road Antioch, TN 37013	NEW OWNER	172-08-0A-080.00 CO

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $138,000.00.

Vanessa B Jenkins
Affiant

Subscribed and sworn to before me this

Notary Public
My Commission Expires: 5/26/09

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Vanessa B. Jenkins,** married* (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Shelli R. Isiminger an unmarried person**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Antioch, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being Lot No 80 on the Plan of Hunters Branch, Section 2-A, of record in Book 6250, Page 819, amended in Book 6815, Page 77, Register's Office for Davidson County, Tennessee.

Said Lot no. 80 fronts 60.00 feet on the westerly margin of Hunters Branch Road and extends back 115.90 feet on the southerly line and 97.35 feet on the northerly line to a diagonal line in the rear measuring 78.14 feet thereon.

Being the same property conveyed to Vanessa B. Jenkins by Quit Claim Deed from Larry D. Crain, Trustee, of record in Book 7889, Page 203, dated July 13, 1989, Register's Office for Davidson County, Tennessee. Also see Deed Book 7190, Page 741, said Register's Office

This conveyance is made subject to property taxes for the year which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: Restrictive covenants recorded in Book 6601, Page 7, Register's Office for Davidson County, Tennessee HOA Charter of Record in Book 6632, Page 424 and Book 8923, Page 318, said Register's Office Common Area of record in Book 6612, Page 885, said Register's Office By-Laws of record in Book 6632, Page 429, said Register's Office Taxes for the year 2006 and following, a lien not yet due and payable. All matters as set forth per Plat of record in Book 6250, Page 819 , amended in Book 6815, Page 77, Register's Office for Davidson County, Tennessee.

* Said property is not marital residence of Vanessa B. Jenkins

THIS IS **Improved** PROPERTY KNOWN AS 1432 Hunters Branch Road, Antioch, TN 37013

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, **GRANTOR** has executed this Warranty Deed on this

Vanessa B. Jenkins

Vanessa B. Jenkins

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Vanessa B. Jenkins and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: 5/26/09

(SEAL)