This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060580

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

Send Tax Bills To:
SunTrust Bank
201 4th Ave. N
Nashville, TN 37219

New Owner is:
Steven M. Jenkins & Sarah Jenkins
3313 Milbridge Drive
Antioch, TN 37013

MAP: 151-01-0A
PARCEL: 097.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Denise D. Manning, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Steven M. Jenkins and wife, Sarah Jenkins**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows to-wit:

Lot No. 97, Chatham Pointe, Plat Book 6900, page 444-447.

Being the same property conveyed to Denise D. Manning, unmarried from Nelson/Puncochar/Harding, a Tennessee General Partnership by Warranty Deed dated 07/06/95, and recorded , 07/10/95, of record in Book 9726, page 865, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

Davidson County DEEDWARR
Recvd: 08/07/06 08:42 2 pgs
Fees:13.00 Taxes:591.63
20060807-0095985

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 3 day of August, 2006.

GRANTOR:

Denise D. Manning

Denise D. Manning

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Denise D. Manning**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 3 day of August, 2006.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $159,900.00.

Affiant

SWORN TO and subscribed
before me this ____ day of
_____, 2006

NOTARY PUBLIC

My commission expires: