WARRANTY DEED

AT-20060181

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st day of September, 2006.

(Affix Seal)

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION RD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Gerald L. Jenkins	New Century Mortgage Corporation	081-11-0 121.00
1615 D 22nd Avenue North	3354 Perimeter Hill Drive, Suite 106	
Nashville, TN 37208	Nashville, TN 37211	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Austielous McClain, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Gerald L. Jenkins, a unmarried man, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

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

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 117 on the map of S.A. Champion's subdivision, as of record in Book 161, page 32, Register's Office for Davidson County, Tennessee.

Said Lot No. 117 fronts 50 feet on the westerly side of 22nd Avenue North and runs back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to Rev. Jennie B. Vaughn (Now deceased), Trustee of the Rev. Jennie B. Vaughn Revocable Living Trust dated January 8, 1999 by Quitclaim Deed from Rev. Jennie B. Vaughn dated December 6, 1999 and recorded December 15, 1999 in Instrument # 19991215-0303544, Register's Office for Davidson County, Tennessee. Further conveyed to Austileous McClain by Quitclaim Deed of record in Instrument # 20060809-0097976, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1615 D 22nd Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 09/06/06 10:05 2 pgs
Fees:13.00 Taxes:271.95
20060906-0109895

Witness my/our hand(s) this 1st day of September, 2006

Austielous McClain

Austielous McClain

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Austielous McClain , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 1st day of September, 2006.

April G Nichols

Notary Public

My Commission Expires: 10·26·07

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY