WARRANTY DEED

B-SFG-06-0906

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Lorie Jenkins
Affiant

Subscribed and sworn to before me, this 29th DAY OF September, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Lorie Jenkins	Same	
906 Solley Drive		61-3-116
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LEWIS BAIRD GRAHAM, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LORIE JENKINS, and husband, ★ Demetrius Jenkins, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 21 AND THE WEST 20 FEET OF LOT NO. 22 OF BLOCK "K" ON THE PLAN OF BROADMOOR, SECTION 2, OF RECORD IN PLAT BOOK 547, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT AND PART OF LOT ADJOIN AND FRONT TOGETHER 80 FEET ON THE SOUTH SIDE OF SOLLEY DRIVE AND RUNS BACK BETWEEN PARALLEL LINES, 147 FEET ON THE WEST LINE AND 147.56 FEET ON THE EAST LINE TO A DEAD LINE ON WHICH IT MEASURES 8 FEET.

BEING THE SAME PROPERTY CONVEYED TO LEWIS BAIRD GRAHAM, UNMARRIED BY WARRANTY DEED FROM JENNIFER S. DUNLAP, TRUSTEE, RECORDED ON THE 13TH DAY OF AUGUST, 2004 IN INSTRUMENT NO. 20040813-0098433, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

The conveyance is subject to all matters of record in Plat Book 547, Page 174, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 906 Solley Drive, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this 29th day of September, 2006.

Lewis Baird Graham

Davidson County DEEDWARR
Recvd: 10/11/06 14:45 2 pgs
Fees:13.00 Taxes:492.10

20061011-0126522

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lewis Baird Graham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of September, 2006.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903