This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

Davidson County DEEDWARR
Recvd: 10/30/06 15:02 3 pgs
Fees:18.00 Taxes:410.70
20061030-0134537

ADDRESS NEW OWNER:
Steve Jenkins
311 Bonnavue Drive
Hermitage, Tennessee 3076

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **75-13-0**
GROUP
PARCEL **128.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Katherine A. Shadoin Ronald A. Johnson, Sr.** hereinafter called the Grantor, bargained and sold, and by these presents, transfer and convey unto **Steve Jenkins,*** hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

*unnamed

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Hermitage Hills, Section I, as of record in Book 2900, pages 48 and 49, Register's Office for said County.

Said Lot No. 7 fronts 80 feet on the southwesterly side of Jacksonian Drive, and runs back 186 feet on the southeasterly line and 180 feet on the northwesterly line to a dead line in the rear measuring 80.25 feet thereon.

Being the same property conveyed to Katherine A. Shadoin, Earl Andrews and Ronald A. Johnson, Sr. by quitclaim deed from Katherine A. Shadoin dated April 22, 1994, of record in Book 9321, page 938, Register's Office for Davidson County, Tennessee. The said Earl Andrews died on July 8, 2005.

This is improved property known as 318 Jacksonian Drive, Hermitage, Tennessee 37076.
The above referenced Property is not the Primary residence of the Grantors

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2006, a lien not yet due and payable. Map 75-13-0, Parcel 128.00 . If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2006 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 2900, page 49, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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, his heirs and assigns, forever; and,

Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 17th day of October, 2006.

Notary Public At Large Davidson County, Tenn.

Katherine A. Shadoin

Katherine A. Shadoin

Ronald A. Johnson, Sr.

Ronald A. Johnson, Sr.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ronald A. Johnson, Sr.**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of October, 2006.

Patricia M. Gwin

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 11/23/2008

PATRICIA M. GWIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Katherine A. Shadoin,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of October, 2006.

June M. Shadoin
NOTARY PUBLIC

My Commission Expires: May 24, 2008

Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires May 24, 2008

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $111,000.00 111,000

Jimmy M. Hayes
AFFIANT

Subscribed and sworn to before me on this 17th day of October, 2006.

Patricia M. Gwin

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 11/23/2008

PATRICIA M. GWIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY