20B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November 2006

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: 9/22/07
AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa M. Jenkins (NAME)	New South Federal Savings Bank (NAME)	MAP 17
1429 Union Hill Rd. (ADDRESS)	210 Automation Way (ADDRESS)	PARCEL 355.00
Goodlettsville, Tn 37072 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35283-0180 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Aubrey Hiam and James Roberts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melissa M. Jenkins, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 10th Civil District of Davidson County, Tennessee, known as the Ray Emmett Lot as of record by Instrument No. 20010131-0009331, Register's Office for Davidson County, Tennessee, and a portion of that property conveyed to Ray Emmett by Instrument No. 2000313-0025506, Register's Office for Davidson County, Tennessee, more accurately described according to a survey by Tommy E. Walker R.L.S. TN Lic. No. 1465 dated 12-21-00 as follows:

BEGINNING at an iron pin in the Southerly margin of Union Hill Road, said pin being the most Northwesterly corner of the herein described tract and the most Northeasterly corner of Nelle H. Jernigan (DB 3135, PG 425, RODCT); thence with said margin S 44 deg. 43' 47" E, 240.01' to an iron pin; thence now leaving said margin with a new line S 25 deg. 20' 19" W, 370.00' to an iron pin; thence N 44 deg. 43' 47" W. 283.94' to an iron pin in the West line of said Jernigan; thence with said line N 31 deg. 58' 26" E, 357.42' to the point of beginning, containing 2.092 acres, more or less.

BEING the same property conveyed to Brad Carlisle and wife, Teresa A. Carlisle by Warranty Deed dated January 31, 2001 from Ray Emmett and wife Shelley R. Emmett, of record at Instrument No. 20010202-0010658, Register's Office for Davidson County, Tennessee. Also by Appointment of Successor Trustee of

CONTINUED

unimproved ( )
This is improved (X) property, known as 1429 Union Hill Road, Goodlettsville, TN 37072
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand S this 6th day of November, 2006

Aubrey Hiam

James Roberts

Davidson County DEEDWARR
Recvd: 11/08/06 14:44 3 pgs
Fees:18.00 Taxes:466.94

20061108-0139191

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aubrey Hiam and James Roberts

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 6th day of November 2006

Commission expires 9/22/07

Notary Public

STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

record by Instrument No. 20060925-0118657 in the Register's Office for Davidson County, Tennessee. And further conveyed to James Roberts by Trustee's Deed dated October 31, 2006, of record by Instrument No. 20061101-0135551 in the Register's Office for Davidson County, Tennessee. And further conveyed to Aubrey Hiam and James Roberts by Quitclaim Deed dated November 2, 2006, from James Roberts, of record by Instrument No. 20061101-0135552 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.