This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 12/01/06 14:36 2 pgs
Fees:13.00 Taxes:187.78
20061201-0148654

WARRANTY DEED

Address new owner as:	Send tax bills to:	Map-Parcel
James R. Jenkins, Sr.	James R. Jenkins, Sr.	Map 44-5
2265 Stewarts Ferry Pike	2265 Stewarts Ferry Pike	Par 77
Hermitage, TN 37076	Hermitage, TN 37076	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Gloria Ann Emerton and Allen Ray Jones, have this day bargained and sold, and do hereby transfer and convey to the said James R. Jenkins, Sr. and wife, Shirley A. Jenkins, their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 126 on the Map of a part of Rayon City, as of record in Book 843, page 13, Register's Office for said County.

Said Lot fronts 50 feet on the northeasterly side of Lindberg Avenue and runs back between parallel lines, 150 feet to a 10 foot alley.

Being the same property conveyed to William Beecher Jones, Jr. by Warranty Deed from Jewel Crawford Jones, a single person, dated June 14, 1991, and recorded at Book 8385, page 616, said Register's Office. The said William Beecher Jones Jr. having since died. Pursuant to the Administration of the Estate, Docket No. 06P759, the Grantors herein are the sole heirs at law of William Beecher Jones, Jr. and take title to this property by the law of descent and distribution.

This is improved property known as 333 Rayon Drive, Old Hickory, Tennessee, formerly known as Lindberg Avenue, and now listed as 333 Rayon Drive, Old Hickory, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said James R. Jenkins, Sr. and wife, Shirley A. Jenkins, their heirs and assigns, forever.

And we, Gloria Ann Emerton and Allen Ray Jones, do covenant with the said James R. Jenkins, Sr., and wife, Shirley A. Jenkins, that we are lawfully seized and possessed of said land

in fee simple; that we have good right to convey it, and that the same is unencumbered, except for real property taxes for the year of 2006.

And we, Gloria Ann Emerton and Allen Ray Jones, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the James R. Jenkins, Sr., and wife, Shirley A. Jenkins, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS My hand this 1st day of December 2006.

Gloria Ann Emerton

Allen Ray Jones

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gloria Ann Emerton and Allen Ray Jones, 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 purpose therein contained.

Witness my hand, at office, this 1st day of December 2006.

NOTARY PUBLIC

DENNIS WRIGHT 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 $50,750.00.

AFFIANT

Subscribed and sworn to before me, this 1st day of December 2006.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.