FILE NO. SP44780 FILE BOX "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/04/06 13:44 2 pgs
Fees:13.00 Taxes:1938.62

20061204-0149296

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010

06-08-006-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $523,950.00.

X Carol Jenkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of November, 2006

Notary Public

My Commission Expires: 5/22/10 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
CAROL JENKINS	Same	106-1
(NAME) 407 Murfreesboro Pike	(NAME)	108.00/109.00/119.00
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **THE CORENSWET FAMILY TRUST**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CAROL JENKINS, MARRIED**, hereinafter called the Grantee(s), her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Four Tracts of land in Davidson County, Tennessee, more particularly described as follows:

TRACT I:
BEING Lots No. 3 and 4 on the Map of Minton's Subdivision of Lots No. 1, 5, and 6 of the Nance Lands as of record in Book 161, Page 95, Register's Office for said County, and more fully described as follows:

SAID Lots Nos. 3 and 4 front together 100 feet on the southerly side of Murfreesboro Pike, as widened and run back between parallel lines, 165 feet to an alley.

TRACT II:
BEING part of Lot No. 14 on the Plat of Minton's Subdivision of certain lots of the Nance Lands, of record in Book 161, Page 95, Register's Office for said County.

SAID part of said lot fronts 39.5 feet on the easterly side of Nance Lane (formerly Hales' Avenue) and runs back between lines, 214.8 feet on the northerly line and 198 feet, more or less, on the southerly line to a dead line in the rear, on which it measures 40 feet, more or less, and being more particularly described as follows:

BEGINNING at a point in the easterly margin of Nance Lane at a point five feet northwardly of the southwesterly corner of Lot 14 as shown on said recorded plat (being the northwesterly corner of the tract conveyed by Alice Cashion et vir, and J. Campbell Jenkins et ux to L. P. Gresham and wife, Martha Gresham, be deed dated May 7, 1952, of record in Book 2045, Page 469, Register's Office for said County) thence eastwardly 198 feet, more or less, to a point 18 feet northwardly from the southerly line of Lot 14 (being a point in the westerly margin of the tract conveyed to Mercury Courts, Inc., by deed of record in Book 2044, Page 48, Register's Office for said County); thence northwardly with the Mercury Court, Inc., line 40 feet more or less, to the northerly line of Lot 14 as shown on said recorded plat; thence westwardly 214.8 feet to a point in the easterly margin of Nance Lane, being the northwesterly corner of Lot No. 14, as shown on said recorded plat; thence with the easterly margin of Nance Lane, southwardly 39.5 feet to the point of beginning.

TRACT III:
BEING the westerly 25 feet of Lot No. 5 on the Map of Minton's Subdivision of Lots No. 1, 5 and 6 of Nance Lands, of record in Book 161, Page 95, Register's Office for said County.

SAID part of said Lot No. 5 fronts 25 feet on the South side of Murfreesboro Pike, as widened, by decree of record in Minute Book 56, Page 346 of the Second Circuit Court of said County, and runs back between lines 165 feet, more or less, to an alley.

TRACT IV:
BEING all that portion of Lot 2 on the Map of Minton's Subdivision of Lots No. 1, 5 and 6 of the Nance Lands as of record in Book 161, Page 95, Register's Office for said County, except a strip along the front of said lot taken for the widening of Murfreesboro Pike, and in addition to said lot that portion of a 16 foot alley, now closed, lying immediately in the rear of said lot.

SAID property fronts 50 feet on the southerly side of Murfreesboro Pike, as widened, and runs back between parallel lines, 181 feet to a dead line on which it measures 50 feet.

BEING the same property conveyed to THE CORENSWET FAMILY TRUST by Deed from KEITH TAYS A/K/A LINDSEY K. TAYS of record in Book 10867, Page 140, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.

BEING unimproved ☐
Improved ☐ property known as: 407 Murfreesboro Pike, Nashville, TN, 37210.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hand, this 29th day of November, 2006.

THE CORENSWET FAMILY TRUST

By: Robert E. Corenswet trustee
ROBERT E. CORENSWET, TRUSTEE

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 **ROBERT E. CORENSWET, TRUSTEE FOR THE CORENSWET FAMILY TRUST**, 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 Brentwood, Tennessee, this 29th day of November, 2006.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.