This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006110022

Davidson County DEEDWARR
Recvd: 12/18/06 09:59 3 pgs
Fees:18.00 Taxes:403.30
20061218-0155374

Return to
All-Star Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $109,000.00

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: MARCH 9, 2010

Sworn to and subscribed before me this 4th day of December, 2006.

Scott B. Ferguson
Affiant

Ed Tignor
Notary Public

Address of New Owner:

Robert A. Group
4514 Brick Church Pike
White Creek, TN 37189

Send Tax Bills to:

New Owner

Map-Parcel Numbers:

032.00-93.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Carlene B. Jennings**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert A. Group** , hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

A tract of land in the 10th Civil District, being Tract No. 5 of the W.C. Cato Property, and described according to a survey made by Murray D. Shanklin, revised September 5, 1968, as follows: Beginning on the west side of Brick Church Pike, at the corner of Tracts 5 and 6; thence with the Pike south 17°34' east 19.6 feet; thence south 7°05' east 109.8 feet; south 6°21' east 72.8 feet to the corner of Tracts 4 and 5; thence with the line between said Tracts south 85°11' west 1354 feet to J.W. Jennings' line; thence with his east line north 3°45' east 250 feet to the corner of Tracts Nos. 5 and 6; thence with the line between said tracts, north 87°11' east

1307 feet to the beginning, containing 6.7 acres, more or less. Description is the same as in the previous deed of record.

Being all the same property conveyed to James K. Jennings and wife, Carlene Jennings by Warranty Deed from William S. Cato and wife, Nettie Mai Cato as filed of record March 18, 1971 in Book 4486, Page 961, and by subsequent Quitclaim Deed from James K. Jennings and wife, Carlene Jennings to James Kennedy Jennings, Jr., an undivided one-third 1/3) interest as filed of record November 20, 1997 in Book 10690, Page 763. The said James K. Jennings having died August 31, 1998. Carlene Jennings having conveyed to James Kennedy Jennings, Jr., all interest in said property by Quitclaim Deed as filed of record December 15, 2000, in Instrument No. 20001215-0123411. James K. Jennings, Jr. hereinafter conveyed an undivided one-half interest to Deborah L. Jennings, by Quitclaim Deed as filed of record December 21, 2000 in Instrument No. 20001221-0125423. James K. Jennings, Jr. and wife, Deborah L. Jennings having conveyed their interest to Carlene Jennings by Quitclaim Deed as filed of record January 07, 2005 in Instrument No. 20050107-0003032. Carlene Jennings having conveyed an undivided one-half interest, with the right of suvivorship to Barbara J. Whittaker, by Quitclaim Deed as filed of record February 25, 2005 in Instrument No. 20050225-0021076, and further conveyance by Quitclaim Deed from Barbara J. Whittaker to Carlene Jennings, of record in Instrument No. 20061218 0155373 Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **4514 Brick Church Pike, White Creek, TN 37189.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 4th day of December, 2006

Carlene B. Jennings by Barbara J. Whittaker, Atty-In-Fact

Carlene B. Jennings by Barbara J. Whittaker, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 30 day of December 2005, before me personally appeared Barbara J. Whittaker, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Carlene B. Jennings, and acknowledged that such person executed the same as the free act and deed of Carlene B. Jennings.

Witness my hand, at office, this 4th day of December, 2006.

Notary Public

My Commission Expires:

