STATE OF TENNESSEE
COUNTY OF Davidson

Davidson County DEEDWARR
Recvd: 01/04/07 11:39 2 pg
Fees:13.00 Taxes:795.50
20070104-0001664

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Jennifer Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December, 2006.

Dana P. Mason
Notary Public
MY COMMISSION EXPIRES: 3-11-09

DANA P. MASON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File No. G6-2436D

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Melissa D. Clouatre, a single woman (NAME) | CTX Mortgage Company, LLC (NAME) | 16-48 |
| 2636 Crocker Springs Road (STREET ADDRESS | 3100 McKinnon, Corp. Closing 2nd Floor (STREET ADDRESS) | |
| Goodlettsville, TN 37072 (CITY) (STATE) (ZIP) | Dallas, TX 75201 (CITY) (STATE) (ZIP) | |

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **William E. Jenkins and Mary Ann Jenkins, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melissa D. Clouatre, a single woman,** 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, being Tract No. 2 on a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated November 25, 1987, as follows;

BEGINNING AT AN EXISTING IRON PIN IN THE EASTERLY MARGIN OF Crocker Springs Road, the most southwest corner of this tract, and being the most northwest corner to Larry Newlin; thence with the margin of said road and with a curve to the left having a central angle of 21 degrees 11 minutes 51 seconds, a radius of 243.85 feet; and an arc length of 90.22 feet to a point in the margin of the Road, thence continuing with the margin of said road, North 24 degrees 14 minutes 53 seconds West 164.34 feet to an iron pin set in the margin of said Road, a corner to Tract 1 this survey, thence leaving said road and with the line of said Tract 1, North 68 degrees 26 minutes 41 seconds East 663.50 feet to an iron pin set in the line of F.W. Gray; thence with the line of said Gray South 10 degrees 25 minutes 56 seconds West 626.17 feet to an existing iron pin, in the line of said Gray and being a corner to Larry Newlin; thence with the line of said Newlin North 71 degrees 58 minutes 39 seconds West 436.47 feet to the beginning containing 5.00 acres more or less.

Being the same property conveyed to William E. Jenkins and wife, Mary Ann Jenkins by Deed of Record in Instrument Number 200310080149053, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved ( XX ) property, known as 2636 Crocker Springs Road, Goodlettsville, TN 37072.

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. Whenever 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 my/our hand(s) this 28th day of December, 2006.

x _____
William E. Jenkins

December 28, 2006
Date

x _____
Mary Ann Jenkins

December 28, 2006
Date

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 William E. Jenkins and Mary Ann Jenkins, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of December, 2006.

My Commission Expires: 3/20/10

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named , for William E. Jenkins, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of December, 2006.

My Commission Expires:_____

_____
Notary Public

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.ASSOCIATES.PLLC.**
**P.O.BOX 663**
**GALLATIN, TN 37066**