WARRANTY DEED

Return to: File Box 9B
1st Title & Escrow
2000 Richard Jones Road #110
Nashville, TN 37215
#26411

Davidson County DEEDWARR
Recvd: 04/10/07 15:17 3 pg
Fees:18.00 Taxes:408.85

20070410-0042839

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $100,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
30th DAY OF March, 2007

STATE OF TENNESSEE NOTARY PUBLIC

Notary Public
My Commission Expires NOV 22, 2010

COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
S & S Homes, LLC	New Owner	07510003700
(NAME)	(NAME)	
512 Grand Oaks Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(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, Schelia Jenkins, Personal Representative of the Estate of Frances G. Thomas, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO S & S Homes, LLC

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:

Being Land in Davidson County, Tennessee, being Lot No. 222 on the Plan of Hermitage Estates as of record in Book 3300, Pages 70 and 71, Register's Office for said County, described as follows:

Beginning at a point in the north margin of Terry Place at the corner of Lots Nos. 221 and 222; thence with the line between said lots, northerly 140.5 feet to a point; thence northwesterly 113.8 feet to a concrete monument; thence southwesterly 118.4 feet to a corner of Lot No. 223; thence with the line between Lots 222 and 223, southwesterly 156.4 feet to the margin of Terry Place; thence with the margin of the same, easterly, around a slight curve, 47.6 feet to the point of beginning.

Being the same property conveyed to Norman A. Thomas and wife, Frances G. Thomas by Deed from Tucker L. Haynes and wife, Frances M. Haynes of record in Book 3465, Page 141, Register's Office for Davidson County, Tennessee. The said Norman A. Thomas having since died on February 2[illegible], 2002 and the said Frances G. Thomas having since died on October 12, 2005. By Last Will and Testament of Frances G. Thomas, property was devised to Halie Jenkins, a minor. By Order of The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 06P-540, property was ordered to be sold for payment of decedent's debts and Personal Representative* was granted authority to execute necessary documents to effecuate sale.

*Schelia Jenkins

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2007, A LIEN, BUT NOT YET DUE AND PAYABLE AND FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF HERMITAGE ESTATES, OF

CONTINUED

unimproved ( )
This is improved (X) property, known as 412 Terry Place, Hermitage, TN 37076
(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 my hand this 30th day of March 2007

Schelia Jenkins
Personal Representative of the Estate of Frances G. Thomas

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 Schelia Jenkins, Personal Representative of the Estate of Frances G. Thomas, deceased

the bargainor _____, 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 Madison, Tennessee, this 30th day of March, 2007.

Commission expires 3-20-10

Deanie L. Gregory
Notary Public

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

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

LEGAL DESCRIPTION CONTINUATION

RECORD IN BOOK 3300, PAGES 70 AND 71, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.