This instrument prepared by:
Martha Brooke Perry, Atty.
BALTHROP , PERRY, & NOE
An Association of Attorneys
102 Frey Street, P.O. Box 82
Ashland City, TN 37015

Pamela Jenkins, Clerk and Master

TO:

TAX MAP: 59-13-43

Wayne H. Jennings
3235 Hummingbird Dr.
Nash, TN 37218

Davidson County DEEDWARR
Recvd: 04/25/07 15:15 2 pgs
Fees:13.00 Taxes:375.55
20070425-0049522

SEND TAX BILLS TO: SAME

CLERK AND MASTER'S DEED

THIS INDENTURE, made the 20th day of April, 2007, between Pamela Jenkins, Clerk and Master of the Chancery Court at Ashland City for Cheatham County, Tennessee, and Wayne H. Jennings, an unmarried man,

WITNESSETH: That pursuant to a decree of said Court, rendered in the case of George W. Teasely et al vs. Felecia D. Teasley, entered at Minute Book A-62, page 387, said Clerk's Office, the said Clerk and Master did, on the 13th day of January, 2007, sell at public auction the real estate hereinafter described unto Wayne H. Jennings, an unmarried man, which had paid the sum of ONE HUNDRED ONE THOUSAND FIVE HUNDRED and no/100 DOLLARS ($101,500.00);

NOW, THEREFORE, in order to carry into effect said sale, in compliance with said decree, and in consideration of the sum of ONE HUNDRED ONE THOUSAND FIVE HUNDRED and no/100 DOLLARS ($101,500.00), paid to said Clerk and Master, the receipt and sufficiency of which is hereby acknowledged, the said Pamela Jenkins, as such Clerk and Master, does hereby transfer and convey unto the said Wayne H. Jennings, an unmarried man, his heirs, successors, and assigns, said real estate, situated in Davidson County, Tennessee, and being more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 105 on the Plan of Treppard Heights, Section 7, as of record in Book 2900, page 13, Register's Office for said County.
>
> Said Lot No. 105 fronts 100 feet on the southeasterly side of Hummingbird Drive and extends back 391.9 feet on the northeasterly line and 402.4 feet on the southwesterly line to a dead line measuring 139 feet thereon.
>
> And being the same property conveyed to George Teasley and wife, Alice Teasley by warranty deed of record at Book 5066, page 604, Register's Office of Davidson

County, Tennessee. George Teasley having since died on July 14, 1985, vesting title solely in Alice Teasley as surviving tenant by the entirety. Alice Teasley then died, intestate, on January 19, 1993; the above-described property vested at her death in her intestate heirs George W. Teasley, Darryel E. Teasley, Cynthia D. Teasley Thomas, Felicia D. Teasley, and Portia Sweatt, as equal tenants in common. A partition suit was filed on November 4, 2005, by George W. Teasley, Darryel E. Teasley, Cynthia D. Teasley Thomas and Portia Sweatt, Case Number 12726, Clerk and Master's Office of Cheatham County, Tennessee. By a decree of record at Minute Book A-62, page 387, said Clerk's Office, the Chancery Court of Cheatham County, Tennessee, did order said Clerk to sell the above-described property.

TO HAVE and to hold the aforedescribed real estate, together with hereditaments and appurtenances thereto belonging, unto the said Wayne H. Jennings, an unmarried man, and to his heirs, successors, and assigns, forever, in as full and ample manner as the said Pamela Jenkins, as such Clerk and Master, can or ought to, under authority of law and said decrees convey the same, but not further or otherwise.

IN WITNESS WHEREOF, the said Pamela Jenkins, Clerk and Master, has hereunto set her hand, on this the date first above written.

Pamela Jenkins COM
PAMELA JENKINS
CLERK AND MASTER

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, PAMELA JENKINS, Clerk and Master of the Chancery Court of Cheatham County, Tennessee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office this the 20th day of April, 2007

Martha Brooke Perry
NOTARY PUBLIC

My Commission Expires: 7/19/09

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $101,500.00.

Wayne H. Jennings
Grantee

SWORN to and subscribed before me

this the 20th day of April, 2007.

Martha Brooke Perry
NOTARY PUBLIC

My Commission Expires: 7/19/09

MARTHA BROOKE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.