Davidson County DEEDWARR
Recvd: 05/03/07 16:07 2 pgs
Fees:13.00 Taxes:275.96
20070503-0053490

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

Trudy Duncan and husband, Stephen Duncan
TO:
Camara R. Jenkins (owner)
8634 Old Charlotte Pike
Pegram, TN 37143

MAP: 112
PARCEL: 18.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, Trudy Duncan and husband, Stephan Duncan, Grantors herein, have bargained and sold and by these presents do convey unto Camara R. Jenkins, Grantee herein, her heirs, successors, and assigns, the following described property:

Being a parcel of land in the 9th Civil District of Davidson County, Tennessee, on the West side of the present Old Charlotte Road, and being a portion of a tract, not of record, Register's Office of Davidson County, Tennessee.

Beginning at a point in the center of the present Old Charlotte Road, said point being 100 feet North of the Northeast corner of Old Charlotte Road Church of Christ lot, and the Southeast corner of W.B. Jones Land, thence with the center of said road, going North 82 deg. West 263 feet to a point, thence South 100 feet to a point; thence South 82 deg. East 263 feet to the beginning point, containing .60 acres, being the same more or less.

AND BEING the same property conveyed to Trudy Duncan and husband, Stephan Duncan by deed of record at Instrument No. 20040818-0099670, Register's Office of Davidson County, Tennessee.

Grantee assumes the payment of the 2007 Cheatham County property taxes.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, her heirs, successors and assigns forever. We do covenant with Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, her heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands this the 25th day of April, 2007.

TRUDY DUNCAN

STEPHAN DUNCAN

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, TRUDY DUNCAN, 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 25th day of April, 2007.

NOTARY PUBLIC

My Commission Expires: 7/19/09

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

STATE OF Alabama
COUNTY OF Baldwin

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, STEPHAN DUNCAN, the within named 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, at office this the 27 day of April, 2007.

JOSEPH ROBERT BRETT
NOTARY PUBLIC
STATE OF ALABAMA
COMM. EXP. 11-27-2010

NOTARY PUBLIC

JOSEPH ROBERT BRETT NOTARY PUBLIC ALABAMA STATE AT LARGE

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $74,584.19.

Camara K. Jenkins
Grantee

SWORN to and subscribed before me
this the 25th day of April, 2007.

NOTARY PUBLIC

My commission expires: 7/19/09

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