Davidson County DEEDWARR
Recvd: 06/13/07 09:01 3 pgs
Fees:18.00 Taxes:547.60

20070613-0070638

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Ste. 100-A
Nolensville, TN 37135
615-776-7461

#522

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Spiros Darsinos	(NEW OWNER)	Map 181-0-00-
6601 Sugar Valley Drive suite #101		Parcel 076.00
Nashville, TN 37211		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **James G. Jenkins and wife, Bertha L. Jenkins,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Spiros Darsinos,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Being part of the same property conveyed to James G. Jenkins and wife, Bertha I. Jenkins by deed dated October 10, 1955 from Ned Lentz, Trustee of record in Book 2453, page 233, said Register's Office. James G. Jenkins is one and the same as J. G. Jenkins. Further being a portion of Tract 4 of a unrecorded survey by Stephen A. Draper, dated November 4, 1953.

This conveyance is subject to the following:

1. **2007 Taxes, a lien not yet due and payable.**

This is unimproved property commonly known as **6362 Pettus Road, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $148,000.00.

Affiant

Subscribed and sworn to before me this
11th day of June, 2007

Notary public:

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **11th** day of **June, 2007**.

James G. Jenkins

Bertha L. Jenkins

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James G. Jenkins and Bertha L. Jenkins** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this **11th**, day of **June, 2007.**

Notary Public

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011

EXHIBIT "A"

SURVEYOR'S DESCRIPTION

Being land in the 31st Council District of Davidson County, Tennessee, and being a portion of the land conveyed to J. G. Jenkins, etux as of record in Deed Book 2453, Page 233, R.O.D.C., Also being a portion of Tract 4 of a unrecorded Survey by Stephen A. Draper, Dated Nov. 4, 1953, and according to a boundary survey prepared by Duclos Survey & Design, Inc., Kirk S. Duclos, R.L.S., No. 1936, P.O. Box 241, Nolensville, TN 37135, project no. 7061, dated April 27, 2007. Being generally on the south side of Pettus Road and east of Nolensville Road and being more particularly described as follows:

BEGINNING at a point in the center of Pettus Road said point being the northeasterly corner of James P. Sullivan, etux in Deed Book 6633, Page 959, R.O.D.C.;

Thence, with the center of said Pettus Road S 82 ° 11 ' 49 " E a distance of 175.26' to a point which is the common line of Tracts 4 & 3 of the said unrecorded Survey by Stephen A. Draper, Dated Nov. 4, 1953;

Thence, leaving said centerline of Pettus Road with the common line of said Tracts 4 & 3 and the westerly line of J. G. Jenkins, etux, S 04 ° 06 ' 38 " W passing a set iron pin & cap at 20.00' for a total distance of 560.31' to an existing iron pin on the northerly line of Life Community Church as of record in Instrument # 200509140110751, R.O.D.C.;

Thence, with the northerly lines of said Life Community Church and Barbara A. Wardlaw as of record in Deed Book 4480, Page 779, R.O.D.C., N 87 ° 30 ' 00 " W a distance of 197.30' to a set iron pin & cap at the southeast corner of said James P. Sullivan, etux;

Thence, with the east line of said James P. Sullivan, etux, N 06 ° 19 ' 36 " E passing a set P.K. nail at 557.57' for a total distance of 577.57' to the center of said Pettus Road; which is the point of beginning.

Having an area of 105,849 Square Feet or 2.43 Acres+/-.

RU