Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Adam Strouth
1032 St. Andrews Place
Nashville, Tennessee 37204

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

Davidson County DEEDWARR
Recvd: 09/10/07 16:01 2 pgs
Fees:13.00 Taxes:1332.00
20070910-0108649

MAP	**132-10**
GROUP	**A**
PARCEL	**13.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Phillip Dale Jenkins and Melanie R. Jenkins, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Adam Strouth and wife, Anne Haley Whitson Strouth**, 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 Davidson County, Tennessee, being Lot No. 13 on the Plan of St. Andrews Place, of record in Plat Book 6250, page 909, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Phillip Dale Jenkins and Melanie R. Jenkins, husband and wife by deed from Barbara A. Griffin-Hooper fka Barbara A. Griffin and husband, John T. Hooper of record in Book 11184, page 662, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **1032 St. Andrews Place, Nashville, Tennessee 37204.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **4th** day of **September, 2007.**

Phillip Dale Jenkins

Melanie R. Jenkins, by Phillip Dale Jenkins, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Phillip Dale Jenkins, the bargainor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained and he further acknowledged that he is the attorney in fact for his wife, **Melanie R. Jenkins, the bargainor,** and that as said attorney in fact he executed the within Warranty Deed by signing the name of **Melanie R. Jenkins** as her free act and deed..

WITNESS my hand and official seal this 4th day of September, 2007.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $360,000.00.

Karen B. Rollo
AFFIANT

Subscribed and sworn to before me on this 4th day of September, 2007.

NOTARY PUBLIC

My Commission Expires: 7.19.08

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MARY JOE HARTZ
STATE
PUBLIC
DAVIDSON COUNTY