Davidson County DEEDWARR
Recvd: 01/11/08 08:21 3 pgs
Fees:18.00 Taxes:382.40
20080111-0003356

WARRANTY DEED

P-KW-07-1516

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,350.00

Elizabeth Whaley
Affiant

Subscribed and sworn to before me, this 8th DAY OF January, 2008.

Daphne M Davis
Notary Public

MY COMMISSION EXPIRES: 11-14-2011
(AFFIX SEAL)

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Seth Jennings	J. Seth Jennings	
3812 Park Avenue	(NAME) 3812 Park Avenue	117-04-0-197.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEFF WARPOOLE, AN UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto J. SETH JENNINGS, A MARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 55 on the plan of Victoria Place, of record in Book 332, page 10, Register's Office for Davidson County, Tennessee, to which reference is hereby made fore a more complete and accurate description.

Being the same property conveyed to Jeff Warpoole, an unmarried man by Quitclaim Deed from Margaret G. Warpoole on May 12, 2004 of record in Instrument NO. 20040901-0105881, Register's Office for Davidson County Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1516 Paris Avenue, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 8th day of January, 2008.

Jeff Warpoole
Jeff Warpoole

STATE OF Tennessee
COUNTY OF Davidson

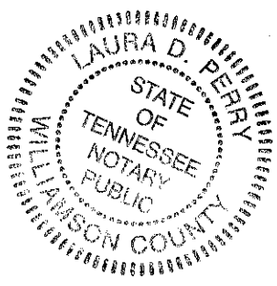
On this the 8th day of January, 2008, before me personally appeared Jeff Warpoole, an unmarried man to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of January, 2008.

Notary Public

My Commission Expires: 10.16.11

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959

I, Elizabeth Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M Davis, a notary public for this county and state, Elizabeth Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M Davis
Notary's Signature

DAPHNE M DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11-14-2009

(Seal)