Box 14A
21246-1

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/26/08 09:10 2 pgs
Fees:13.00 Taxes:1221.00

20080326-0030187

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $330,000.00.

Mitchell Troy Blue
Affiant

Subscribed and sworn to me on March 24, 2008.

Jenna Willms
NOTARY PUBLIC

My Commission Expires: 10/17/09

JENNA WILLMS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mitchell Troy and Deshea Sullens Blue 4917 Aviemore Drive Nashville, TN 37220	Bank of America, N.A. P.O. Box 535318 Atlanta, GA 30353	161-01-0B-045.00CO

FOR AND IN CONSIDERATION 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, ERIC S. JENKINS AND WIFE, KAYCEE V. JENKINS, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto MTICHELL TROY BLUE AND WIFE, DESHEA SULLENS BLUE, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee being Lot No. 115 on the Plan of Aberdeen Woods, Section Two, Phase One, of record in Play Book 9700, Page 739, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Eric S. Jenkins and Kaycee V. Jenkins, husband and wife, by Deed from Zaring Homes, Inc., an Ohio corporation, of record in Instrument No. 20000502-0044080, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
3. The plan of record in Book 9700, Page 849, said Register's Office, shows owner's certificate, certain notes, easements and setback lines, Register's Office for Davidson County, Tennessee; and
4. Restrictive Covenants of record in Book 6458, Page 94; Book 6598, Page 52; Book 6706, Page 1; Book 6764, Page 358; Book 10790, Page 189; Book 11303, Page 555; Book 11714, Page 843, Instrument No. 20000203-0011436, Instrument No. 20030221-0023491, Instrument No. 20030221-0023492, Instrument No. 20030730-0108227, said Register's Office.; and
5. Utility easements of record in Book 2595, Page 563 and Book 2883, Page 146, said Register's Office; and
6. Sewer easements of record in Book 7086, Page 401, said Register's Office.; and
7. The Mortgage Loan Inspection by Campbell, McRae and Associates Surveying, Inc. dated 4/19/2000 discloses air conditioning unit is encroaching side setback line; and
8. Power of Attorney from Eric S. Jenkins to Kaycee V. Jenkins, of record in Instrument No. 20011026-0117283, said Register's Office; and
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 4917 Aviemore Drive, Nashville, TN 37220.

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 successors 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, their successors 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 on March 24, 2008.

Eric S. Jenkins

Kaycee V. Jenkins

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 24, 2008, before me personally appeared Eric S. Jenkins and wife, Kaycee V. Jenkins to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on March 24, 2008.

NOTARY PUBLIC

My Commission Expires: 8/23/11

