Return to: Gregory S. Perrone
109 Westpark Dr. Suite 330
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***415,000.00.

Affiant

Subscribed and sworn to before me this 29 day of April, 2008.

Notary Public

My Commission Expires: 9-30-09

Davidson County DEEDWARR
Recvd: 04/03/08 10:25 2 pgs
Fees:13.00 Taxes:1535.50
20080403-0033654

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER

Kim Jenkins
2935 Sharon Hill Circle
Nashville, Tennessee 37215

SEND TAX BILLS TO

Renasant Bank
2200 Abbott Martin Road
Suite 103
Nashville, TN 37215

MAP & PARCEL NOS.

Part of
MAP 117-03-0
PARCEL 106.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Fifteen Thousand and 00/100 Dollars ($***415,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Bruce Hardin and wife, Shannon Hardin, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Kim Jenkins, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit B, Gracie Park Townhomes, as shown on Exhibit "B" to the Second Amendment to the Declaration and Master Deed Establishing Grace Park Townhomes of record as Instrument No. 20071022-0125099 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to Bruce Hardin and wife, Shannon Hardin, by deed from Amy Allison (now Fox) of record as Instrument No. 20060609-0068924 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2935 Sharon Hill Circle, Nashville, Tennessee 37215.

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, her heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE 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, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on Exhibit "B" to the Second Amendment to the Declaration and Master Deed Establishing Gracie Park Townhomes of record as Instrument No. 20071022-0125099 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 2nd day of April, 2008.

Bruce Hardin

Shannon Hardin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce Hardin and Shannon Hardin, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of April, 2008.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY