WARRANTY DEED

G-VRE-08-4408

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Louisa S. Maynard
Affiant

Subscribed and sworn to before me this 30th DAY OF May, 2008.

Notary Public

MY COMMISSION EXPIRES: 01/24/2009
(AFFIX SEAL)

DAVID DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Louisa S. Maynard	Wells Fargo Home Mortgage	
4408 Elkins Avenue	(NAME) PO Box 11701	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Newark, NJ 07101-4701	91-16-66.00
(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, I/we LISA MARIE JENKINS, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LOUISA S. MAYNARD, UNMARRIED, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 9 FEET OF LOT NO. 307 AND EASTERLY 31 FEET OF LOT NO. 309 OF BLOCK 13 ON THE PLAN OF CHARLOTTE PARK COMPANY'S FIRST ADDITION WEST NASHVILLE OF RECORD IN BOOK 57, PAGE 103, REGISTER'S OFFICE FOR SAID COUNTY. SAID PARTS OF LOTS NOS. 307 AND 309 FRONT TOGETHER 40 FEET ON THE NORTHERLY SIDE OF ELKINS, FORMERLY SECOND AVENUE, AND RUN BACK BETWEEN PARALLEL LINES 150 TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO LISA MARIE JENKINS BY WARRANTY DEED FROM DONALD P. ROGERS AND WIFE, JILL H. ROGERS, RECORDED ON THE 10TH DAY OF AUGUST, 2001 IN INSTRUMENT NO. 20010810-0086463, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2008 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 57, PAGE 103; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 4408 Elkins Avenue, Nashville, Tennessee 37209
(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.

Davidson County DEEDWARR
Recvd: 07/09/08 11:31 2 pg
Fees:13.00 Taxes:843.60

20080709-0070519

Witness my/our hand(s) this 30th day of May, 2008.

Lisa Marie Jenkins

Lisa Marie Jenkins

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 30th day of May, 2008.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

01/24/2009

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903