Send Tax Statements To:
New Owners:

Sylvia H. Dockery, Trustee
411 Page Road
Nashville, TN 37205

This Instrument Prepared By:
Law Offices of William P. Nelms, P.C.
120 E. Main Street, 3rd Floor
Murfreesboro, TN 37130

From Information Furnished By The Parties
Map 130-0-085.00

Davidson County DEEDWARR
Recvd: 08/08/08 11:30 3 pgs
Fees:18.00 Taxes:2264.40
20080808-0081959

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **STEPHEN TITUS JENNINGS** and wife, **JESSICA WALDRON JENNINGS,** have this day bargained and sold and do hereby transfer and convey unto **SYLVIA H. DOCKERY REVOCABLE TRUST AGREEMENT,** dated May 23, 2006, as amended, **SYLVIA DOCKERY, TRUSTEE,** her successors in trust, and assigns, forever, all of their right, title and interest in and to that certain parcel of real estate located in Davidson County, State of Tennessee, and being more particularly described as follows; to-wit:

PARCEL A: BEING Lot No. 3 on the unrecorded Plan of Mrs. Nelle Sword's Resubdivision of parts of Lots Nos. 3, 4 and 5 of Bransford Realty Company's Forrest Park Subdivision of Part of Belle Meade of record in Book 421, page 64, Register's Office for said county. Beginning at a point in the center line of Page Road at the common corner of Lots 3 and 4, being the southeast corner of the property conveyed to Wakefield by deed of record in Book 1119, Page 6, Register's office for said county; thence along Wakefield's southerly line, and along the line between Lots 3 and 4, westerly 293.4 feet to a point; thence southerly 62.53 feet to a point, the common corner of Lots 2 and 3; thence with the lint between said lots easterly 265.1 feet to the center of Page Road; thence with the line of the same, northeasterly 81.90 feet to the point of beginning.

PARCEL B: Being the north 10 feet of Lot No. 2 on the unrecorded Plat of Mrs. Nellie Swords' Resubdivision of Parts of Lots Nos. 3, 4 and 5 of Bransford Realty Company's Forrest Park Subdivision of Part of Belle Meade, of record in Book 421, Page 64, Register's Office, and described as follows: Beginning at a point in the center line of Page Road at the common corner of Lots 2 and 3, being the southwest corner of the property conveyed to J. P. Jordan, Jr. and wife, Jewell m. Jordan by deed from E. C. Armistead and wife, or record in Book 1684, page 203m, said Register's Office; thence along the line between said lots and along Jordan's south line, westerly 265.1 feet to a point; thence southerly 10 feet to a point 62.63 feet north of the corner of Lots 1 and 2; thence easterly, parallel to the line between said lots 2 and 3, 264 feet more or less to the center line of Page Road; thence with the line of the same, northeasterly 10 feet more or less to the point of beginning.

INCLUDED IN THE LEGAL DESCRIPTIONS OF THE ABOVE TRACTS, BUT SPECIFICALLY EXCLUDED HEREFROM is the

following described property conveyed to Anderson Construction Company, Inc. by deed appearing of record in Book 2152, Page 381, Register's Office of Davidson County, Tennessee, to-wit:

All that part of said Lot 2 of said Sword's unrecorded subdivision above referred to that is now within the bounds of Clydelan Court, which part of said lot is described as follows: Beginning at a concrete monument in the northerly margin of Clydelan Court at the southeast corner of Lot 4 of said Anderson Court Subdivision; in the northerly margin of Clydelan Court at the southeast corner of Lot 4 of said Anderson Court Subdivision; thence with the north margin of said street, along a slight curve easterly 52.8 feet to a concrete monument; thence easterly along the south margin of the south 10 feet of the north 10 feet of Lot 2, 55 feet to a point opposite said beginning point; thence north 30 feet to the beginning.

That part of Lot No. 2 of said Sword's unrecorded subdivision that now lies along the north margin of Clydelan Court and along the south line of the north 10 feet of Lot 2 now owned or formerly owned by said Dodd and wife, and which is described as follows: Beginning at a point in the center line of Page Road, 10 feet south of the common corner of Lots 2 and 3 in said Swords' Subdivision; thence the center of said road, southerly 20 feet to a point; thence westerly crossing Page Road and along the north margin of Clydelan Court, 205 feet to a concrete monument which is 52.8 feet east of the southeast corner of Lot 4 of Anderson Court Subdivision above referred to; thence easterly along the south margin of the property conveyed to B. E. Dodd and wife by deed of record in Book 1755, Page 253, above mentioned, 210 feet, more or less, to the beginning.

The southeast part of Lot No. 4 on the Plan of Anderson Courts Subdivision as of record in Book 2083, Page 28, said Register's Office, described as follows: Beginning at the southeast corner of said lot at a concrete monument; thence along the east line of said lot and the west line of Lot 3 in said Swords' Subdivision, north 62.53 feet to the common corner of Lots 3 and 4 of Swords' Subdivision; thence westerly across Lot 4 of Anderson Courts Subdivision, 25 feet to a point; thence southerly 52 feet to a point in the north margin of Clydelan Court; thence with the margin of the same, easterly 25 feet to the beginning.

BEING the same property conveyed to Stephen Titus Jennings and wife, Jessica Waldron Jennings, by deed from Bill Hunter, Executor of the Estate of Willis L. Hunter, III, of record in Instrument 200412210151718 on April 5, 2004, and filed for record on December 21, 2004, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate, and title thereunto belonging unto the said grantee, her heirs and assigns, forever.

The grantors covenants with the said grantee that they are lawfully seized and possessed of said real estate; that they have a good and lawful right to convey the same and that it is unencumbered except as hereinabove set forth, and except by lien of the 2008 property taxes, which taxes shall be prorated between the parties.

The grantors further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said grantee her heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 6th day of August, 2008.

STEPHEN TITUS JENNINGS

JESSICA WALDRON JENNINGS

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within **STEPHEN TITUS JENNINGS** and wife, **JESSICA WALDRON JENNINGS,** 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 foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS my hand and official seal at office in Murfreesboro, Tennessee, this the 6th day of August, 2008.

NOTARY PUBLIC
Commission Expires:

WILLIAM P. NELMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $612,000.00, which amount is equal to or greater than the price the property would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 6th day of August, 2008.

NOTARY PUBLIC
Commission Expires:

WILLIAM P. NELMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY