Return to:
McCann & Hubbard
1804 Williamson Ct., Ste 2
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Affiant

Subscribed and sworn to before me, this 26th day of November, 2008.

Notary Public

My commission expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/02/08 10:32 2 pgs
Fees:13.00 Taxes:481.00
20081202-0116765

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Mathew Jennings **Susan Rene Jennings**	**Primary Residential Mortgage**	**Map 162, Group 05-0, Parcel 151.00**
352 Ash Grove Drive	**4750 W. Wiley Post Way, Suite 200**	
Nashville, TN 37211	**Salt Lake City, UT 84116**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Lynn B. Pope and husband, Lee Daniels

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Mathew Jennings and wife, Susan Rene Jennings

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 39 on the plan of Hickory Valley Subdivision, Section 2-A, of record in Plat Book 4300, page 111, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tommy R. Pope, et ux Lynn B. Pope, Warranty Deed, from Miller Joe Crutchfield et ux Gale R. Crutchfield, of record in Book 5024, page 669, Dated May 11, 1976. Pursuant to Final Decree of Divorce, Case No. 92D-4315, Tommy R. Pope conveyed his interest in said property by Quitclaim Deed, to Lynn B. Pope, of record in Book 9008, page 163, recorded July 8, 1993, Register's Office for Davidson County, Tennessee.

Lee Daniels, husband of Lynn B. Pope, joins in the execution of this instrument for the purpose of conveying his martial interests, if any, in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4300, page 111, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4522, page 528 and Book 4570, page 493, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is property known as 352 Ash Grove Drive, Nashville, TN 37211.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 26th day of November, 2008.

Lynn B. Pope

Lee Daniels

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Lynn B. Pope and Lee Daniels, the within named sellers, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of November, 2008.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **08732-CD**
RECORD & RETURN TO:
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