BILL GARRETT, Davidson County
Trans: T20090055937 DEEDWARR
Recvd: 08/17/09 10:38 2 pgs
Fees: 13.00 Taxes: 783.92

20090817-0077001

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $211,870.00

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me, this 19 **day of June, 2009.**

MY COMMISSION EXPIRES: November 7, 2011

Notary Public
My commission expires:

06-0905-73513

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Larry E. Jenkins	Peoples Home Equity	098-13-0-A-049.00
4740 Cape Hope Pass	213 Ward Cr Ste 201	
Hermitage TN 37076	Brentwood Tn 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Deatrick, Jr., a single man, and Marty Penix, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Larry E. Jenkins, an unmarried man, hereinafter called the Grantees, their successors 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. 49, on the Plan of Phase One, Section Two, New Hope Point, a Planned Unit Development, of record in Book 9700, Page 431, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Further being the same property conveyed to George Terry Teague, Jr., a single man by deed from D. R. Horton, Inc. d/b/a Torrey Homes, dated October 27, 1999, recorded October 29, 1999, of record in Book 11722, Page 607, Register's Office for Davidson County, Tennessee. Camisha Germika Teague and George Terry Teague were divorced by Final Decree of the Circuit Court for Davidson County, Tennessee, Docket No. 03D-2801. Camisha Germika Teague conveyed her interest in subject property to George Terry Teague, Jr. by Quitclaim Deed dated November 23, 2004, recorded November 30, 2004, of record in Instrument No. 20041130-0142140, said Register's Office. George Terry Teague Jr. conveyed subject property to George Terry Teague, Jr. and Stephanie D. Teague, husband and wife, as an estate by the entirety by Quitclaim Deed dated October 26, 2005, recorded November 1, 2005, of record in Instrument No. 20051101-0131775, said Register's Office.

Further being the same property conveyed to Eric Sox by Trustee's Deed from Deanna Dorrough, as Co-Trustee, dated February 4, 2009, recorded February 18, 2009, of record in Instrument No. 20090218-0013630, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James Deatrick, Jr. and and Marty Penix by Quitclaim Deed from Eric Sox, dated February 11, 2009, recorded February 20, 2009, of record in Instrument No. 20090220-0015257, Register's Office for Davidson County, Tennessee.

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.

The subject property is neither the principal residence of either Grantor, nor Marty Penix's spouse or any or their dependents.

This property is improved property known as 4740 Cape Hope Pass, Hermitage, TN 37076.

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 heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 18th day of June, 2009.

Owner/agents
James Deatrick, Jr.

Marty Penix Owner agent
Marty Penix

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Deatrick, Jr. and Marty Penix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 18th day of June, 2009.

Notary Public

My Commission expires 1-17-12

KATHLEEN A. TOWNSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
My Commission Expires January 17, 2012