STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

x Evelyn F. Sallee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF December, 2009.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/20/10
File No. G9-9004D

BILL GARRETT, Davidson County
Trans:T20090085661 DEEDWARR
Recvd: 12/21/09 10:45 2 pgs
Fees:13.00 Taxes:592.00
20091221-0115749

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Evelyn F. Sallee, unmarried (NAME)	New Owner (NAME)	63-12-48
4500 South Trace Blvd. (STREET ADDRESS)	601 Pebblestone Ct. (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **John L. Jenkins, Executor for The Estate of Sandra S. Jenkins**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Evelyn F. Sallee, unmarried**, 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. 53 on the plan of SOUTHFORK, SECTION TWO, as shown by plat of record in Plat Book 6250, Page 386, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Sandra S. Jenkins, married from Kenneth D. Thomason, Jr. unmarried, by Deed dated September 27, 2001, as Instrument No. 200110160112650, in the Register's Office for Davidson County, Tennessee.

The said Sandra S. Jenkins having since died testate on December 15, 2008 and pursuant to her Last Will and Testament dated April 15, 2005 appointing John L. Jenkins as Executor.

John L. Jenkins joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly his marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4500 South Trace Blvd., Old Hickory, TN 37138.

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 and assigns, forever, and we do covenant with 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 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 GRANTEES, their 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.

Witness my/our hand(s) this 11th day of December, 2009.

THE ESTATE OF SANDRA S. JENKINS

By: x John L. Jenkins
John L. Jenkins, Executor

December 11, 2009
Date

x John L. Jenkins
John L. Jenkins, Individually

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 John L. Jenkins, the bargainor(s), 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 11th day of December, 2009

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named John L. Jenkins, Executor for The Estate of Sandra S. Jenkins, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of December, 2009.

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066