BILL GARRETT, Davidson County
Trans:T20100036757 DEEDWARR
Recvd: 06/17/10 08:15 3 pgs
Fees:18.00 Taxes:2497.50
20100617-0046975

THIS INSTRUMENT PREPARED BY: George V. Crawford, Jr. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $675,000.00. Affiant Subscribed and sworn to before me, this 10th day of June, 2010. Notary Public My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County

Address New Owner As Follows: D. Hart Weatherford and wife, Elizabeth B. Weatherford 2409 Hemingway Drive Nashville, TN 37215	Send Tax Bills To: NEW OWNER	Map-Parcel Number: 130-16-0-009.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN JAMES JENKINS, JR. AND WIFE, ANNE FORTSON JENKINS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **D. HART WEATHERFORD AND WIFE, ELIZABETH B. WEATHERFORD**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Block "B", Tyne Meade Section III, of record in Book 1424, pages 12-14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John James Jenkins, Jr., and Anne Fortson Jenkins by deed dated October 14, 2005, from W. Scott Nickels and wife, Kelly J. Nickels, of record at Instrument No. 20051017-0124708, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2010 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1424, pages 12-14, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances granted Metropolitan Government of Nashville & Davidson County, of record in Book 6297, page 66, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2409 Hemingway Drive Nashville, TN 37215.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this ~~15th~~ 10th day of June, 2010.

John James Jenkins, Jr.

Anne Fortson Jenkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN JAMES JENKINS, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of June, 2010

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

404519.1/200736

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANNE FORTSON JENKINS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of June, 2010

(Seal)

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011