BILL GARRETT, Davidson County
Trans: T20100082350 DEEDWARR
Recvd: 12/30/10 15:58 3 pgs
Fees: 18.00 Taxes: 78.32

20101230-0104040

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $21,168.00 (Twenty One Thousand One Hundred Sixty Eight).

Margaret M. Campbell
AFFIANT

Subscribed to and sworn before me this 20th day of December, 2010.

NOTARY PUBLIC MY COMMISSION EXPIRES 5/16/2013 (NOTARY SEAL)

NICK PERENICH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

NICK PERENICK, ATTORNEY
237 Old Hickory Blvd.
Nashville, Tennessee 37221

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Kirby Gary Jenkins and Elmer Eugene Jenkins Tract 4 Hester Beasley Road Nashville, TN 37215	Kirby Gary Jenkins 6257 Cox Rd Arrington, TN 37014	Part of Map 169-0-22 169-0-43 168-0-181

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE, **JAMES W. MORRIS MARGARET M. CAMPBELL CO-TRUSTEE OF THE MARY B. JOHNSON REVOCABLE LIVING TRUST, AGREEMENT DATED SEPTEMBER 14, 2007,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **KIRBY GARY JENKINS AND ELMER EUGENE JENKINS, TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being a tract of land in the 35th Councilmanic District of Davidson County, Tennessee, being more particularly described as follows:TRACT 4
Beginning at an iron rod set in the southeast margin of Hester Beasley Road at a distance of 25 feet from the center of said road, said point being in the east boundary line of the Manly Marilyn Archey property; thence along the southeast margin of Hester Beasley Road to points as follows:North 50 deg. 57 min. 42 sec. East, 127.94 feet; North 47 deg. 05 min. 26 sec. East, 256.87 feet; North 49 deg. 17 min. 53 sec. East, 50.00 feet to an iron rod set at the northwest corner of Tract 3; thence leaving the southeast margin of Hester Beasley Road with the west boundary line of Tract 3 on a newly established line South 25 deg. 16 min. 04 sec. East, 631.61 feet to an iron rod set in a northern boundary line of the Gregory A. Smith et ux property; thence along said northern boundary line of the Smith property South 88 deg. 24 min. 35 sec. West, 144.95 feet to an existing iron rod at the northeast corner of the Winfred E. Haselton Family Trust property; thence along the north boundary line of the Haselton property South 88 deg. 23 min. 35 sec. West, 447.96 feet to an existing iron rod at a corner of the Archey property; thence along eastern boundary lines of the Archey property to points as follows: North 00 deg 15 min. 34 sec. West, 98.08 feet to an existing iron rod; North 00 deg. 32 min. 26 sec. West, 201.62 feet to the point of beginning, containing 5.04 acres, more or less.

LTSR Number:

GTE File: 2010

Being part of the same property conveyed to Mary Johnson and J. H. Johnson by Warranty Deed dated February 6, 1956 from Irene Baird, a widow, Oleta Allen, a widow, Cynthia Sayers and Russell Sayers, Betty French and Edward French, Edna Maxwell and Howard Maxwell, Georgia Sullivan and Willard Sullivan, Barbara J. Harbin and John Harbin, Nellie Baird Harris, widow of the deceased H. L. Baird, of record in Book 2492, page 610, Register's Office for Davidson County, Tennessee. The said J. H Johnson having since died predeceasing Mary Johnson. The said Mary Johnson has also since died, and by Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 09P-1175, of record in Instrument No. 20100514-0037345, Register's Office for Davidson County, Tennessee, title to the subject property was vested in James W. Morris and Margaret M. Campbell, as Co-Trustees of The Mary B. Johnson Revocable Living Trust Agreement dated September 14, 2007.

This conveyance is subject to a 20 foot wide public utilities easement adjacent to and parallel to the right of way of Hester Beasley Road.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	( ) IMPROVED (X) UNIMPROVED	Property known as: **TRACT 4 HESTER BEASLEY ROAD** **NASHVILLE,TN37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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, this 20th day of December, 2010

The Mary B. Johnson Revocable Living Trust Agreement Dated September 14, 2007

BY: _____
James W. Morris, Co-Trustee

BY: Margaret M. Campbell
Margaret M. Campbell, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of December, 2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared James W. Morris and Margaret M. Campbell with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon they oath is acknowledged to be the Co-Trustee of The Mary B. Johnson Revocable Living Trust Agreement dated September 14, 2007, the within named bargainor, a Trust, and that as such Co-Trustee being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the Trustee, by the said James W. Morris and Margaret M. Campbell as such Co-Trustee.

Witness my hand and official seal on this the 20th day of December, 2010.

NICHOLAS PERENICH, JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

_____
Notary Public

Commission Expires: July 8, 2013

LTSR Number:

GTE File: 2010