This instrument prepared by
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5187 PAGE 429

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Ewing Jernigan, Sr., et ux	Atlantic Consumer Services	Map 25-3
(NAME) 537 Moncrief Ave	(NAME) First American Center	Parcel 18
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tenn	(STREET ADDRESS) Nashville, Tennessee 37238	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by John Ewing Jernigan, Sr. and wife, Jo Ann Jernigan, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Arrendal Lamar Shipman and wife, Martha S. Shipman

have this day bargained and sold, and do hereby transfer and convey unto the said John Ewing Jernigan, Sr. and wife, Jo Ann Jernigan, their

~~(successors)~~, *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Lots 43,44 and 45 of Moncrief Subdivision, not of record, described according to a survey made by Southern Land and Associates dated August 11, 1977 as follows:

Beginning on the southeasterly margin of Moncrief Avenue at the west corner of the Jernigan property of record in Book 4621, page 131, Register's Office for Davidson County; thence with said Jernigan's property line south 41° 03' east 324.85 feet; thence south 48° 56' west 185.58 feet; thence north 56° 28' west 417.56 feet to the southeasterly margin of Moncrief Avenue; thence with the same around a curve having a radius of 270 feet northeasterly 165.11 feet; thence continuing with said Avenue north 72° 48' east 147.62 feet to the beginning.

Being part of the same property conveyed to Arrendal Lamar Shipman and wife, Martha S. Shipman by deed from Ernest E. McDonald and wife, of record in Book 2452, page 611, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 8,750.00

Subscribed and sworn to before me, this the 23rd day of August 1977

Affiant John Ewing Jernigan, Sr

My commission expires: 5-12-80 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

John Ewing Jernigan, Sr. and wife, Jo Ann Jernigan, their

~~(successors)~~, *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for taxes for 1977 which are prorated and assumed by grantees

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John Ewing Jernigan, Sr. and wife, Jo Ann Jernigan, their

~~(successors)~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 23rd *day of* August, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Arrendal Lamar Shipman

Martha S. Shipman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Christine D. Morgan, *a Notary Public in and for said County and State,* Arrendal Lamar Shipman and wife, Martha S. Shipman,

the within named bargainor S., with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 23rd *day of* August, *19* 77.

Christine D. Morgan *Notary Public*

Commission expires 5-12-80

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....self *to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....self *as* .....

Witness my hand and seal, at office in ....., *this* .....day *of* ....., *19* .....

.....*Notary Public*

Commission expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 8,750.00

Jesse A. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August 19 77.

W. D. Anderson
Deputy Register

AUG23'77	CONV	*8,750.00				
AUG23'77	S'TAX		B*	22.62		
AUG23'77	PR'FEE		B*	.50		
AUG23'77	W'DEED		B*	4.00	*	27.12

E 21996

IDENTIF. REFERENCE

AUG 23 11 27 AM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Arrendal Lamar Shipman, et ux

TO
John Ewing Jernigan, Sr., et ux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238