This Instrument prepared by:
Joseph 3. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5302 PAGE 705

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David A. Livingston et ux	First Tennessee N. A. Memphis	Map 75-11
(NAME)	(NAME)	
	P. O. Box 474	Parcel 44
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Memphis, Tennessee 38101	
(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 David A. Livingston and wife, Gayle R. Livingston and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Larry W. Jernigan and wife, Susan H. Jernigan

have this day bargained and sold, and do hereby transfer and convey unto the said David A. Livingston and wife,
Gayle R. Livingston,
their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 463 on the Plan of Highlands of Tulip Grove Section 2 as of record in Book 4675, page 93, Register's Office for said County.
Said Lot No. 462 fronts 81.44 feet on the southerly side of Baton Rouge Drive and extends back 105.84 feet on the easterly line and 139.01 feet on the westerly line to a dead line which is a broken line 158.03 feet thereon.

Being the same property conveyed to Larry W. Jernigan and wife, Susan H. Jernigan by deed from Ralvin Homes, a partnership, of record in Book 4929, page 303, Register's Office for said County.

This conveyance is subject to a 30-foot building set-back line from Baton Rouge Drive, 10-foot easement for public utilities and drainage purposes, and conditions of Owner's Certificate of record in Book 4675, page 93, Register's Office for said County, and restrictive covenants of record in Book 4880, page 375, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 50,500.00
Subscribed and sworn to before me, this the 22nd day of June 19 78
My commission expires: 4/18/82 (Affix Seal)
Affiant
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 4321 Baton Rouge Drive, Hermitage, Tennessee 37076
(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
David A. Livingston and wife, Gayle R. Livingston,
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 1978 taxes which are prorated and assumed by the purchasers.
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* David A. Livingston and wife, Gayle R. Livingston,
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 22nd *day of* June, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Larry W. Jernigan
Larry W. Jernigan

Susan H. Jernigan
Susan H. Jernigan

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Larry W. Jernigan and wife, Susan H. Jernigan,

*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* 22nd *day of* June, *19*78.

Nancy L Kotk
Notary Public

NANCY L. KOTK NOTARY PUBLIC DAVIDSON COUNTY TENN.

Commission expires 1/18/82

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 .....

JUN23'78 CONV 50,500.00
JUN23'78 S'TAX B* 131.30
JUN23'78 PR'FEE B* .50
JUN23'78 W'DEED B* 4.00 * 135.80

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Larry W. Jernigan et ux
TO
David A. Livingston et ux

F 72938

IDENTIF. REFERENCE

JUN 23 2 42 PM '78

FELIX [illegible] REGISTER
DAV[illegible]SON CO., TENN.

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