Mail

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

BOOK 7583 PAGE 624

ADDRESS NEW OWNER:
Buford Allen Jones, Jr., et ux
4754 Cascade Drive
Old Hickory, TN 37138

MORTGAGEE:
Sovran Mortgage Corporation
3401 West End Building, 3rd Floor
Nashville, TN 37203

SEND TAX BILLS:
-Mortgagee-

MAP-PARCEL:
Map & Parcel No. 64-12-4
Field Book No. 4D-60492

0025 06/27 0101 03CHECK 138.10

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged we, **John Keith Jernigan and wife, Ronda R. Jernigan,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Buford Allen Jones, Jr., and wife, Karen V. Jones,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the Fourth Civil District of Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 274-B on the Plan of Sherwood Forest Subdivision, Section 4, as of record in Book 5200, page 587, Register's Office for said County, to which plan reference is here made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to John Keith Jernigan and wife, Ronda R. Jernigan by virtue of a deed from Paul C. Jackson and wife, Timi L. Jackson as of record in Book 6550, page 542, Register's Office for Davidson County, Tennessee.
>
> It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6134, page 39, said Register's Office, which the grantees hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred as is the hazard insurance.

This is improved property known as 4754 Cascade Drive, Old Hickory, TN 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4704, page 448 and Book 6115, page 34; Book 4732, page 763 and Book 4762, page 328, and easements, covenants and conditions as shown on the Plan of record in Plat Book 5200, page 587, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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. Wherever 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 our hands this 21 day of June, 1988.

John Keith Jernigan
JOHN KEITH JERNIGAN

Ronda R. Jernigan
RONDA R. JERNIGAN

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Keith Jernigan and wife, Ronda R. Jernigan,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 21st day of June, 1988.

Michelle H. Crouse
NOTARY PUBLIC

NOTARY PUBLIC

My Commission Expires: 6-18-90

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $ 47,008.67.

Richard Allen Jernigan
AFFIANT

Subscribed and sworn before me this 21st day of June, 1988.

Michelle H. Crouse
NOTARY PUBLIC

NOTARY PUBLIC

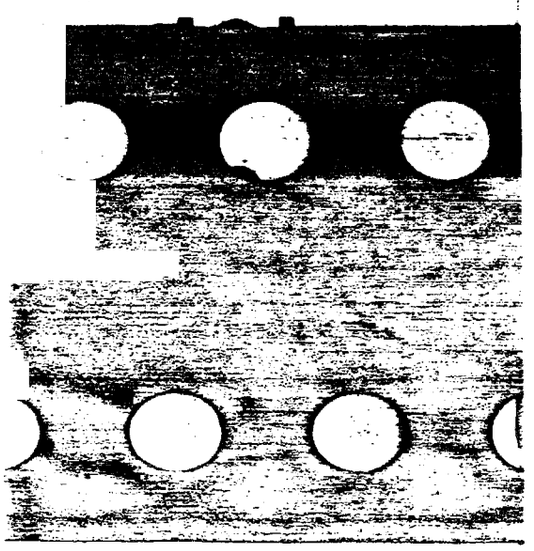
My Commission Expires: 6-18-90

43951

RECEIVED FOR RECORD AND RECORDED IN OFFICE
JUN 27 10 29 AM '88
WILSON COUNTY, TENNESSEE
REGISTER OF DEEDS

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

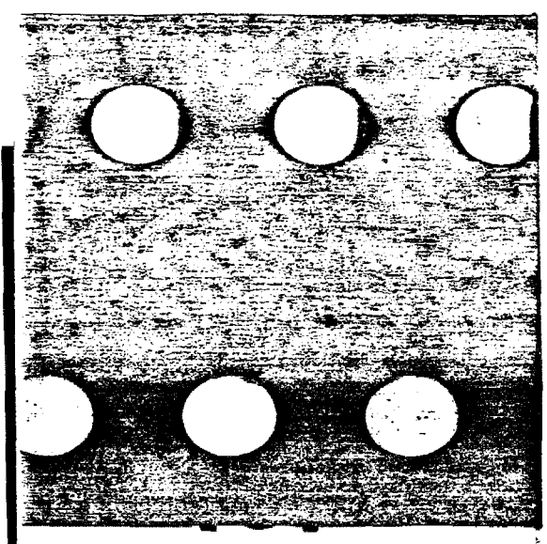
FOR _____

BOOK 7583 PAGE 626

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 47008.67
				CON TX 131.60
				PRFEE 0.50
				WDEED 6.00
				TOTAL 138.10
				CHECK 138.10

06/27/88 01 10:30 0001 0025



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43951

IDENTIFT REFERENCE

JUN 27 10 30 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No.106798