This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 8628 PAGE 757

ADDRESS NEW OWNER:
Tamera Jernigan
760 Dry Creek Road
Goodlettsville, Tennessee 37072

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 24
PARCEL 105
10D-30180

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Herbert G. Warden and wife, Ogeal C. Warden hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tamera Jernigan , hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> LAND in the 10th Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by A. E. Dye, Surveyor, dated February 2, 1974, as follows:
>
> BEGINNING at an iron pin in the south right of way of Dry Creek road, the front northeast most corner of this tract and the common front corner with Henley et ux (Book 3906, Page 845, Register's Office for Davidson County, Tennessee, as divided and conveyed to Clinard at Book 4787, Page 979; thence leaving said Dry Creek Road (and with the line between said Henley), S5°W, 129.8 feet to an iron pin; thence N82°E, 27.0 feet to an iron pin; thence S24°E, 421.0 feet to an iron pin; thence N74°45'E, 108.7 feet to an iron pin; thence N42°E, 93.0 feet to an iron pin; thence S56°54'E, 287.7 feet to an iron pin; thence S 211.5 feet to an iron pin; thence S75°10'W, 228.5 feet to an iron pin; thence S75°01'W, 250.0 feet to an iron pin and the common rear corner of this tract and that 3.1 acre tract conveyed to Friedman from Clinard (Book 5156, Page 993, said Register's Office); thence with the line between said Friedman and Clinard the following two calls, N21°30'W, 784.0 feet to an iron pin; and N22°30'E, 195.0 feet to an iron pin in the south right of way of Dry Creek Road and the common front corner of said Friedman and Clinard; thence, with the south right of way of said Dry Creek Road S78°27'E, 75 feet to the point of beginning, containing 6.1 acres, more or less.
>
> Being the same property conveyed to Herbert G. Warden and wife, Ogeal C. Warden, by deed from Lawrence D. Clinard and wife, Patricia S. Clinard of record in Book 8077, Page 402, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance is subject to any and all restrictions of record in said Register's Office, especially to those Restrictions in Book 4782, Page 54, said Register's Office.

Taxes for 1992 have been pro-rated and assumed by Grantee(s).

This is improved property known as 760 Dry Creek Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Tamera Jernigan, her heirs and assigns, forever; and we, Herbert G. Warden and wife, Ogeal C. Warden do covenant with the said Grantee 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, her heirs

and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness our hands this the 15th day of May, 1992.

Herbert G. Warden

Ogeal C. Warden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Herbert G. Warden and wife, Ogeal C. Warden 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 Nashville, Tennessee, this the 15th day of May, 1992.

NOTARY PUBLIC

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 195,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of May, 1992.

NOTARY PUBLIC
My Commission Expires: 5/22/93

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IDENTIF. T REFERENCE

MAY 18 3 39 PM '92

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

7826 05/18 0101 03CHECK 728.50

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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 195000.00
CON TX 721.50
PRFEE 1.00
WDEED 6.00
TOTAL 728.50
CHECK 728.50

05/18/92 01 15:40 0001 7939

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11339

IDENTIF. REFERENCE

MAY 18 3 39 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 532131