BOOK 9270 PAGE 514

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March 19 94.

Notary Public

MY COMMISSION EXPIRES: Jan. 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vernon R. Jernigan (NAME)	FIRST FARMERS AND MERCHANTS (NAME)	MAP 147-040
3675 Richbriar Avenue (ADDRESS)	816 South Garden Street (ADDRESS)	PARCEL 126
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Columbia, TN 38401 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Gilbert Blanks and wife, Stacey L. Blanks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vernon R. Jernigan and wife, Delores Y. Jernigan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, and being the southerly part of Lot No. 296 on the Plan of Hillbrook Estates - Section 5 as of record in Plat Book 3700, Page 73, Register's Office for Davidson County, Tennessee and described according to a survey by R. L. Montoya Land Surveying dated July 26, 1986 as follows: Beginning at an iron pin in the north margin of Richbriar Circle, said point being the south east corner of Lot No. 295, the south west corner of this described lot; thence, with the lines between said lots North 71 degrees 40 minutes 12 seconds West 207.02 feet to an iron pin; said point being the common corners for Lots 295 and 296; thence, along the north line of this lot as follows: North 65 degrees 37 minutes East 30.00 feet to a point; thence, North 71 degrees 20 minutes 00 seconds East 50.2 feet to a point; thence, North 65 degrees 37 minutes East 83.00 feet to a point, said point being the common corners for Lot 297 and this lot; thence, along their common line South 33 degrees 04 minutes 32 seconds East 121.31 feet to a point in the north margin of Richbriar Circle; thence, with said margin with a curve to the left having a radius of 50 feet 33.68 feet to the point of beginning, containing 12,758 square feet 0.29 acres more or less.

Being the same property conveyed to Gilbert Blanks by Special Warranty Deed from Federal National Mortgage Association of record in Book 7009, Page 498, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 3675 Richbriar Avenue, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 2nd day of March, 19 94

Gilbert Blanks

Stacey L. Blanks

STATE OF ~~TENNESSEE~~ MICHIGAN
COUNTY OF ~~DAVIDSON~~ JACKSON
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gilbert Blanks and wife, Stacey L. Blanks

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Nashville~~ JACKSON MICHIGAN ~~Tennessee~~, this ~~2nd~~ 1st day of March, 19 94.

Commission expires March 25, 1998

Karen Lynn Sampson
KAREN LYNN SAMPSON, Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

24759

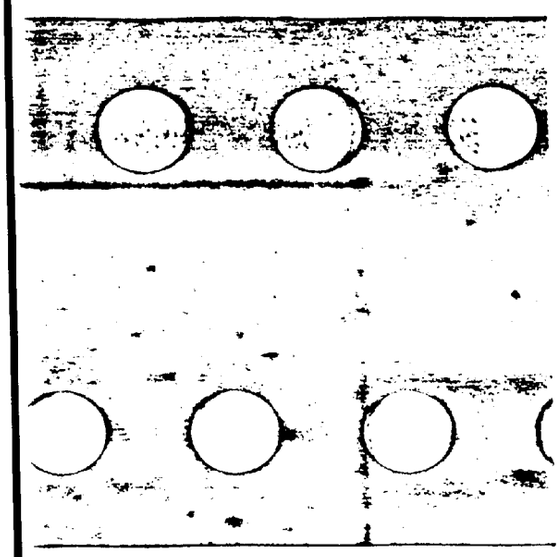
IDENTIF. ↑ REFERENCE

94 MAR -7 PM 1:07

REGISTER

PICK-UP

8515 03/07 0101 03CHECK 251.35



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9270 PAGE 516

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 65500.00
				CON TX 242.35
				CON TX 1.00
				ERR CO
				CON TX 1.00-
				PRFEE 1.00
				WDEED 8.00
				TOTAL 251.35
				CHECK 251.35
			03/07/94	01 13:09 0001 8515

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24759
IDENTIF. ↑ REFERENCE

94 MAR -7 PM 1:07

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No. 763923