BOOK 9546PG111

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Jay C. Jernigan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 1994.

Notary Public

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-21-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 107 POINT EAST DRIVE, NASHVILLE, TENNESSEE 37216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAY C. JERNIGAN ETUX 1405 SPRINGFIELD HIGHWAY GOODLETTSVILLE, TN 37072	NEW OWNER	7-14 7

FOR AND IN 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,

WILFORD E. BAILEY AND WIFE, PHYLLIS ANN BAILEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAY C. JERNIGAN AND WIFE, NORENE P. 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:

SEE ATTACHED, EXHIBIT "A"

This conveyance is made subject to the following:
1. All matters as shown on the Plat of record in Book 4675, Page 156, Register's Office for Davidson County, Tennessee, including but not limited to a 90 foot minimum building setback line from the southwest line, a 75' minimum building setback line from the southeast line, a 10' utility easement along the northeast line and a 25' overhang easement at the southerly corner of said lot.
2. Restrictions of record in Book 4872, Page 893, said register's Office.
3. Any and all restrictions, conditions and easements of record.

This is unimproved property known as: 1405 SPRINGFIELD HIGHWAY, GOODLETTSVILLE, TN 37072
(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 hands this 6TH day of DECEMBER, 1994.

Wilford E. Bailey
WILFORD E. BAILEY

Phyllis Ann Bailey
PHYLLIS ANN BAILEY

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9546 PG 112

Personally appeared before me, WILFORD E. BAILEY AND WIFE, PHYLLIS ANN BAILEY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6TH day of DECEMBER, 1994.

Susan Pendley Bissette
NOTARY PUBLIC

My Commission Expires: 3-21-98

PLEASE RETURN TO:
STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216

EXHIBIT "A"

BOOK 9546PG113

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF GRIZZARD MANOR, SECTION FOUR, OF RECORD IN BOOK 4675, PAGE 156, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PARCELS OF LAND; AS CONVEYED BY DEED OF RECORD IN BOOK 6174, PAGE 166, SAID REGISTER'S OFFICE.

PARCEL NUMBER 1
BEGINNING AT A POINT IN THE INTERSECTION OF THE PRESENT NORTHEAST RIGHT-OF-WAY OF STATE ROUTE 11 WITH THE PRESENT NORTHWEST RIGHT-OF-WAY OF GRACELAND DRIVE ON HIGHWAY PROJECT 19032-2207-04; THENCE CURVING RIGHT AND NORTHWESTERLY 21 FEET MORE OR LESS ALONG THE PRESENT RIGHT-OF-WAY LINE OF STATE ROUTE 11 TO A POINT; THENCE NORTHWESTWARDLY 285 FEET MORE OR LESS ALONG SAID PRESENT RIGHT-OF-WAY TO A POINT; THENCE NORTH 41 DEGREES 11 MINUTES 16 SECONDS EAST 7 FEET MORE OR LESS ALONG THE NORTHWEST BOUNDARY OF MID-TENN. WHOLESALE FLORISTS, INC. TO A POINT ON THE PROPOSED NORTHEAST RIGHT-OF-WAY LINE SAID POINT BEING 50 FEET RIGHT AT PAPER LOCATED STATION 159+97.52; THENCE SOUTH 48 DEGREES 48 MINUTES 44 SECONDS EAST 304.52 FEET ALONG SAID PROPOSED RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 2,400 SQUARE FEET AND BEING PART OF THE PROPERTY CONVEYED BY JERRY C. HANKINS, TO MID-TENN. WHOLESALE FLORISTS, INC. OF RECORD IN BOOK 6093, PAGE 534, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

BY THIS INSTRUMENT THE GRANTORS HEREBY CONVEY A TEMPORARY CONSTRUCTION EASEMENT OUTSIDE OF THE PROPOSED RIGHT-OF-WAY LINE. THE TITLE TO THE PROPERTY DESCRIBED BELOW REMAINS VESTED IN THE GRANTOR AND IS TO BE USED BY THE STATE OF TENNESSEE, ITS CONTRACTORS OR ITS ASSIGNED FOR A PERIOD OF THREE (3) YEARS.

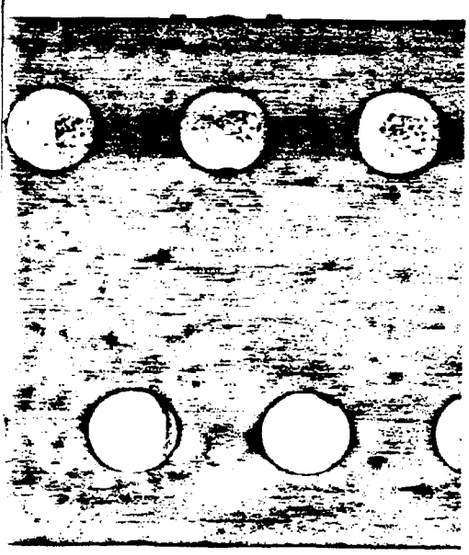
PARCEL NUMBER 2
BEING A STRIP OF LAND 308 FEET MORE OR LESS IN LENGTH AND LYING NORTH EAST OF AND ADJACENT TO THE PROPOSED NORTHEAST RIGHT-OF-WAY LINE OF STATE ROUTE 11 ON HIGHWAY PROJECT 19032-2207-04 VARYING IN WIDTH AS FOLLOWS: 12 FEET MORE OR LESS ALONG THE PRESENT NORTHWEST RIGHT-OF-WAY OF GRACELAND DRIVE; 8 FEET MORE OR LESS AT RIGHT OF PAPER LOCATED STATION 157+52 MORE OR LESS, 2 FEET MORE OR LESS AT RIGHT OF PAPER LOCATED STATION 158+00 MORE OR LESS; 7 FEET MORE OR LESS AT RIGHT OF PAPER LOCATED STATION 158+50 MORE OR LESS; THENCE 2 FEET MORE OR LESS AT RIGHT OF PAPER LOCATED STATION 159+00 MORE OR LESS; 4 FEET MORE OR LESS ALONG THE NORTHWEST BOUNDARY OF MID-TENN. WHOLESALE FLORISTS, INC. AND CONTAINING 1,720 SQUARE FEET.

BEING THE SAME PROPERTY CONVEYED TO JOHN PAUL PEAY AND WIFE, LOTTIE M. PEAY, BY WARRANTY DEED FROM MID-TENN. WHOLESALE FLORISTS, INC., OF RECORD IN BOOK 6207, PAGE 260, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY NOW VESTED IN WILFORD E. BAILEY AND WIFE, PHYLLIS ANN BAILEY, BY LAST WILL AND TESTAMENT OF LOTTIE M. PEAY, OF RECORD IN WILL BOOK 183, PAGE 545, PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE.

D.A.B.

RECORDERS MEMO
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THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

17374
IDENTIF. + REFERENCE
94 DEC 15 AM 9:37
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.
3250 12/15 0101 03CHECK 142.50



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

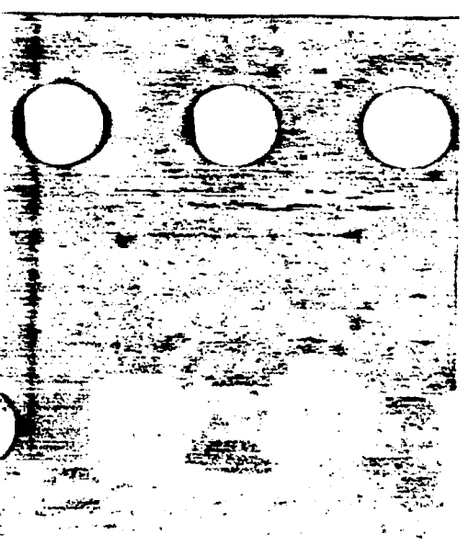
RECEIVED OF _____

FOR _____

BOOK 9546PG114

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 35000.00
CON TX 129.50
PRFEE 1.00
MDEED 12.00
~~TOTAL 142.50~~
~~CHECK 142.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/15/94 01 09:38 0001 3250

17374
IDENTIF. ↑ REFERENCE

94 DEC 15 AM 9:37
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 863206